

2 Rosslyn Cottage, Church Road, Rhu, Argyll and Bute

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Offers over
£185,000

SBXPROPERTY
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Description

Rarely available **TWO BEDROOM and TWO BATHROOM** Red Sandstone Semi-Detached Villa in the sought after village of Rhu. The property benefits from good room sizes and storage, downstairs W.C and expansive back gardens.

Accommodation: Entrance vestibule to hallway with large walk in storage cupboard off. Formal lounge retaining many traditional features including ceiling cornice and high skirtings. Dual double glazed window assembly overlooking the front gardens, carpeted flooring and wall mounted radiator.

Large dining kitchen with "Beech" effect wall and base mounted units presented over three sides. Four burner gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Integrated fridge freezer and washing machine. Central island with storage below. Alcove recess suitable for table and chairs. Rear lobby with handy W.C located off and door to rear gardens.

Roof light over hallway with space on top landing for the home worker. Front facing master bedroom with wall length fitted wardrobe assembly, ceiling cornice and attractive cam ceilings to window. Second rear facing double bedroom also with cam ceilings to window area. Both bedrooms have ample floor area for free standing furniture.

Family bathroom comprising bath with shower over, splash screen, W.C and wash hand basin. Fully tiled round bath area with pine channel lining to remainder.

The front garden is set out in two parts with mature shrubs and bushes to either side and pathway to property entrance. Fantastic rear garden area mainly laid to lawn with mature shrubs and bushes, bound by timber fencing. We recommend early viewing to avoid disappointment.

EPC:D60: 6190-8586-0722-4108-1053 **THE HOME REPORT CAN BE FOUND UNDER EPC ON RIGHTMOVE OR DOWNLOAD FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge 3.9m x 3.95m (12'10" x 13'0")

Breakfasting Kitchen 4.2m x 4.1m (13'10" x 13'6")

Downstairs W.C 1.7m x 0.95m (5'7" x 3'1")

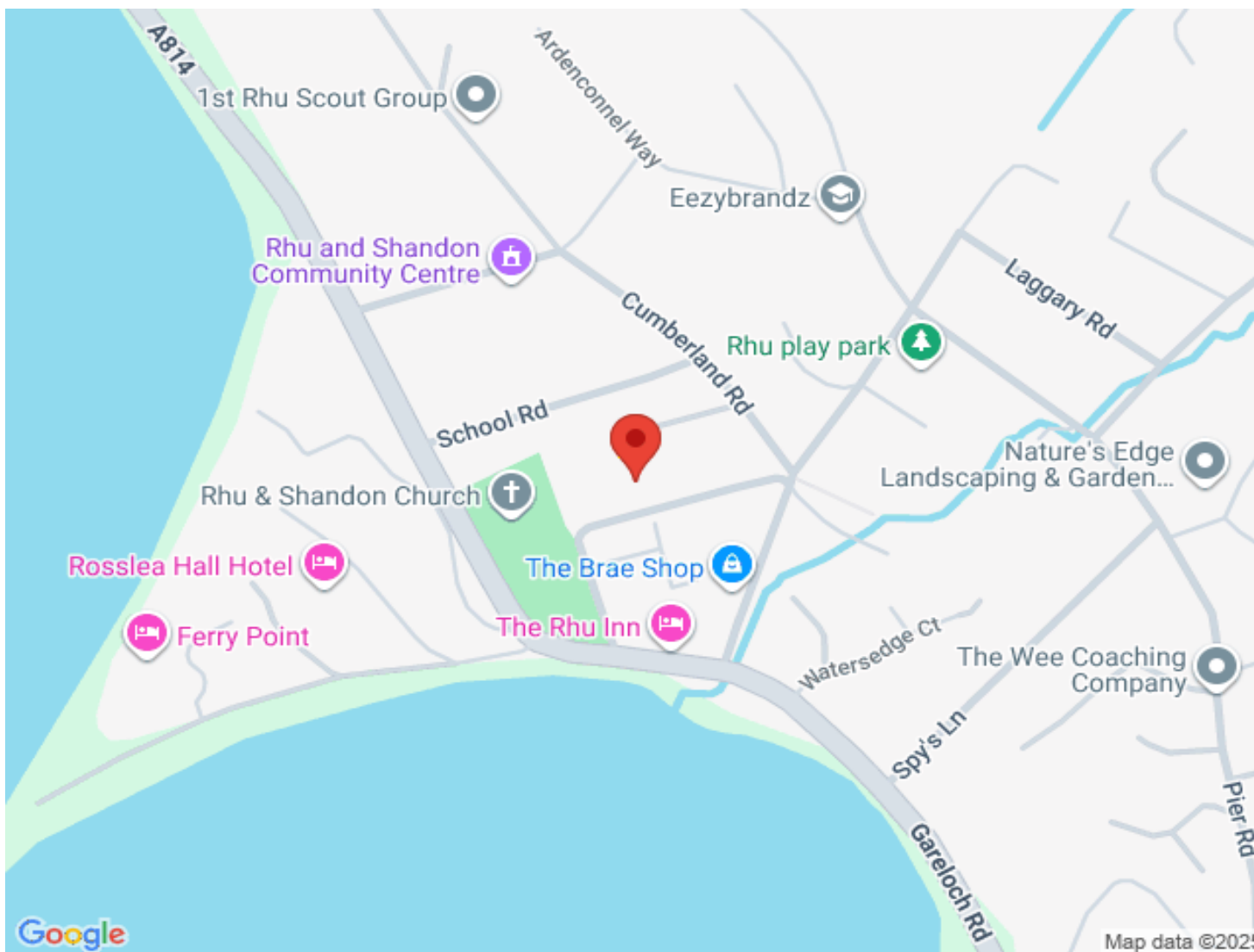
Bedroom 1 5.25m x 3.15m (17'2" x 10'4")

Bedroom 2 3.15m x 3.75m (10'4" x 12'4")

Bathroom 2.1m x 2.95m (6'11" x 9'8")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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