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3 Bed Flat In Victoria Street, Rothesay Rothesay, Rothesay, PA20 0AP £100,000



Ref:13589





SHORT DESCRIPTION

Property Ref: 13589 This charming freehold first floor flat, located on Victoria Street, Rothesay, offers a prime opportunity for both homeowners and investors and it's three windows on front street. Featuring three generously sized bedrooms and two well-appointed bathrooms, the property is ready for immediate occupancy with no chain, making it a hassle-free option for those looking to move quickly. The central heating and double glazing enhance the comfort and energy efficiency of the home, ensuring a pleasant living environment throughout the year. Positioned close to local schools and essential amenities, this flat provides a convenient lifestyle for families and professionals alike. On-street parking is available, adding to the property's appeal. With its strategic location and attractive features, this flat is a valuable asset in Rothesay's real estate market, offering both practicality and investment potential...

3

Bed Room(s)

2

Bath Room(s)

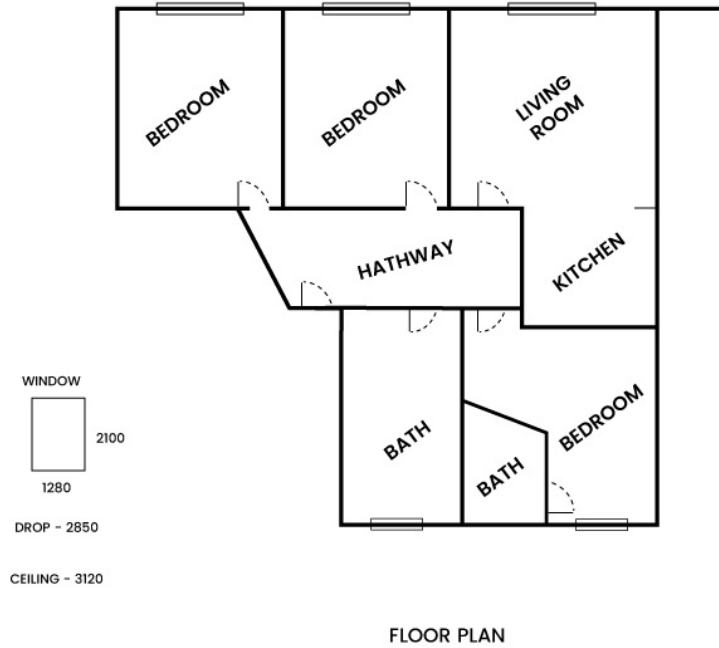
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

VICTORIA STREET



EPC GRAPH

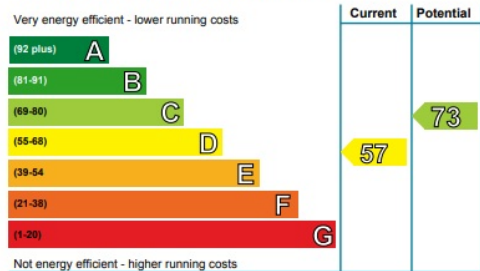
Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,550	See your recommendations report for more information
Over 3 years you could save*	£1,995	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

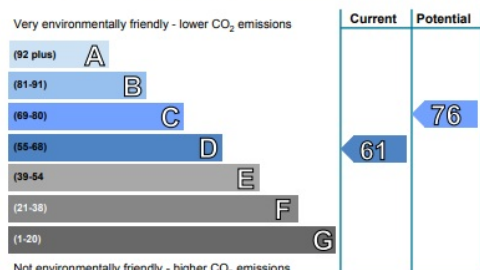


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (57)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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