



**SOUTH DISTRICT
GIBRALTAR**
GIB:33568 | Bedrooms: 3 | Bathrooms: 2
£1,350,000

PROPERTY DETAILS:

Service charges:	N/A
Current rates:	£279.00 Per Annum
Parking:	Private Parking
Interior Size:	120m ²
Exterior Size:	60m ²

New to BFA,

A beautiful quaint 19th century colonial cottage awaits its new owners.

End of row, ideally positioned to take advantage of wonderful views out to the sea and Bay of Gibraltar.

An exceptional property that would serve any growing family extremely well. Enjoying a large 70m² terrace with adjoining Porch area, the property further affords 3 large double bedrooms of which the master is en-suite complete with a walk-in wardrobe dressing area. completing the 1st floor, a further 2 double bedrooms and a 2nd family bathroom.

The ground floor of the property includes a large sitting room and separate dining room, complete with period cast iron fireplaces with original decorative wood surround and mantle, as well as Victorian tiles. A large modern kitchen lies at the back northeast corner of the property, flanked by large glass sliding doors that lead directly onto the covered terrace area, the perfect setting for sparking up the BBQ & enjoying relaxed weekends with family and friends.

Rosia Cottage comes complete with private allocated parking.

Viewing is highly recommended.