

# Flat 15, Grand Marine Court

41 ARGYLE STREET, ROTHESAY, ISLE OF BUTE, PA20 0AX



*THE POSITION OF THE PROPERTY MAXIMISES  
THE PANORAMA OF THE FIRTH OF CLYDE*



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McEwan Fraser Legal is delighted to present this very spacious two-bedroom top floor flat, set within an enviable position in the popular Grand Marine Court. The position of the property maximizes the panorama of the Firth of Clyde and would suit a variety of discerning purchasers. The flat, which is close to the ferry terminal, has been designed to maximize the natural available light to create a pleasant ambiance and the accommodation has been arranged to offer both flexibility and a high level of individuality.



A welcoming hallway leads to all apartments and sets the tone. The Immediately impressive lounge is flooded with natural light and offers a pleasant outlook. Many an evening will be spent here, unwinding after a busy day. Perfect for entertaining, the kitchen/diner includes a range of floor and wall-mounted units with a complementary worktop. It further benefits from a host of integrated appliances.



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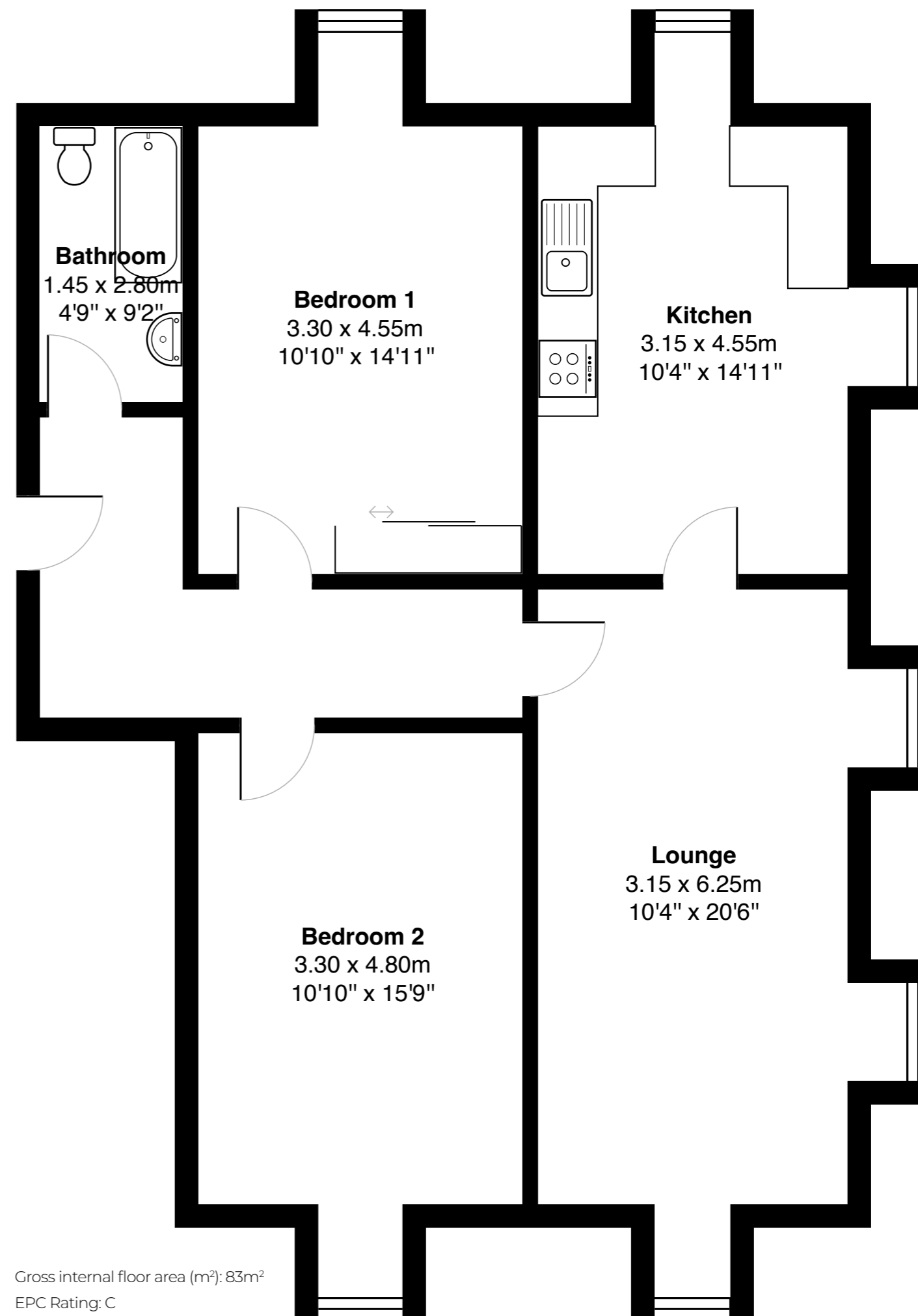
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The two bright and airy bedrooms are very generously sized and offer comfortable living spaces for relaxation and rest. The family bathroom, completes the impressive accommodation.

The flat also benefits from gas central heating and double glazing for additional peace of mind and comfort. Externally, there are very well-kept communal grounds, and allocated parking bays to the rear.



Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>  
EPC Rating: C

Grand Marine Court is situated on the Isle of Bute in the west of Scotland. The apartment is in an excellent location close to the promontory, which is formed between Ardbeg and Port Bannatyne. Rothesay has thriving shopping, leisure and educational facilities including a larger-sized Co-op.

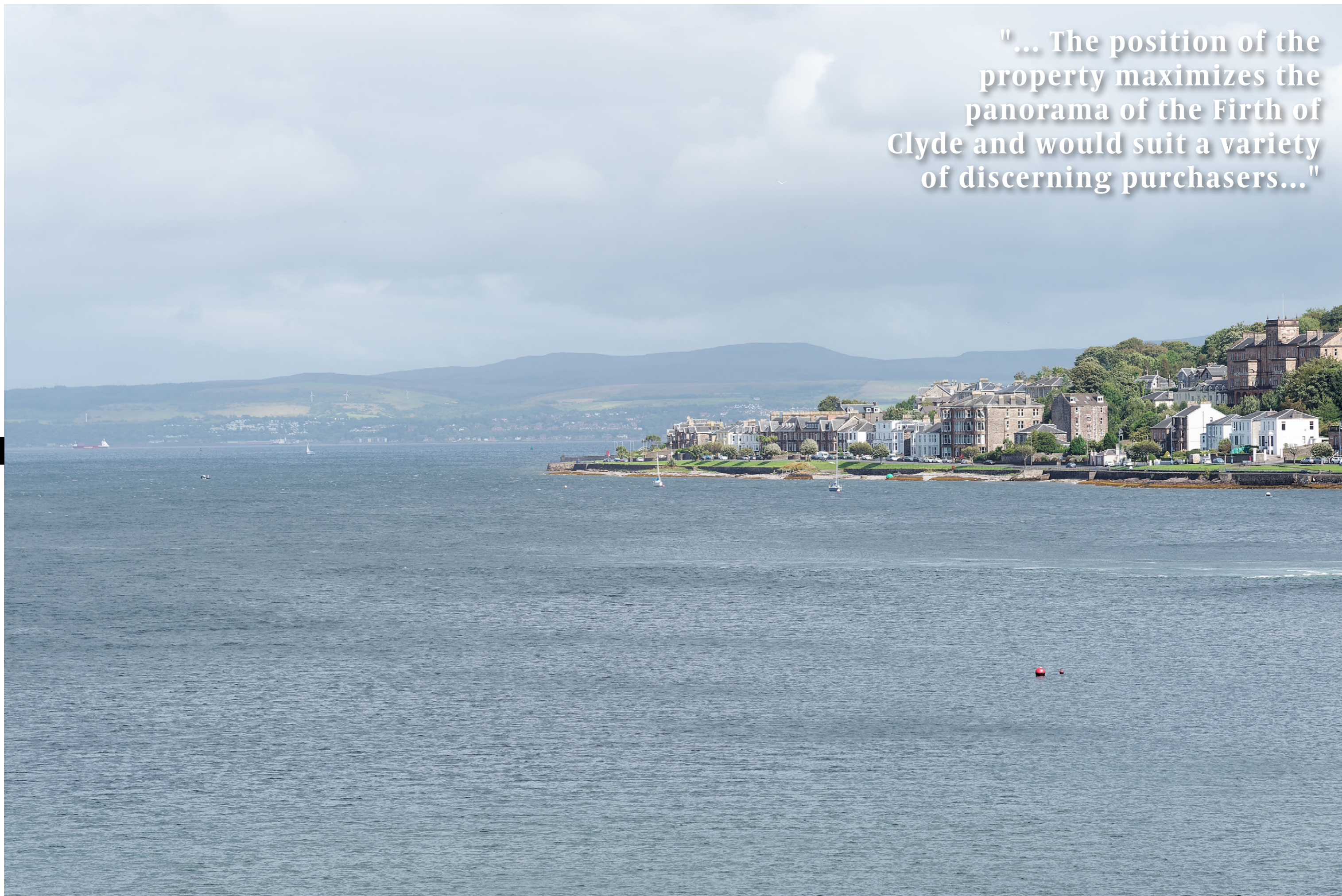


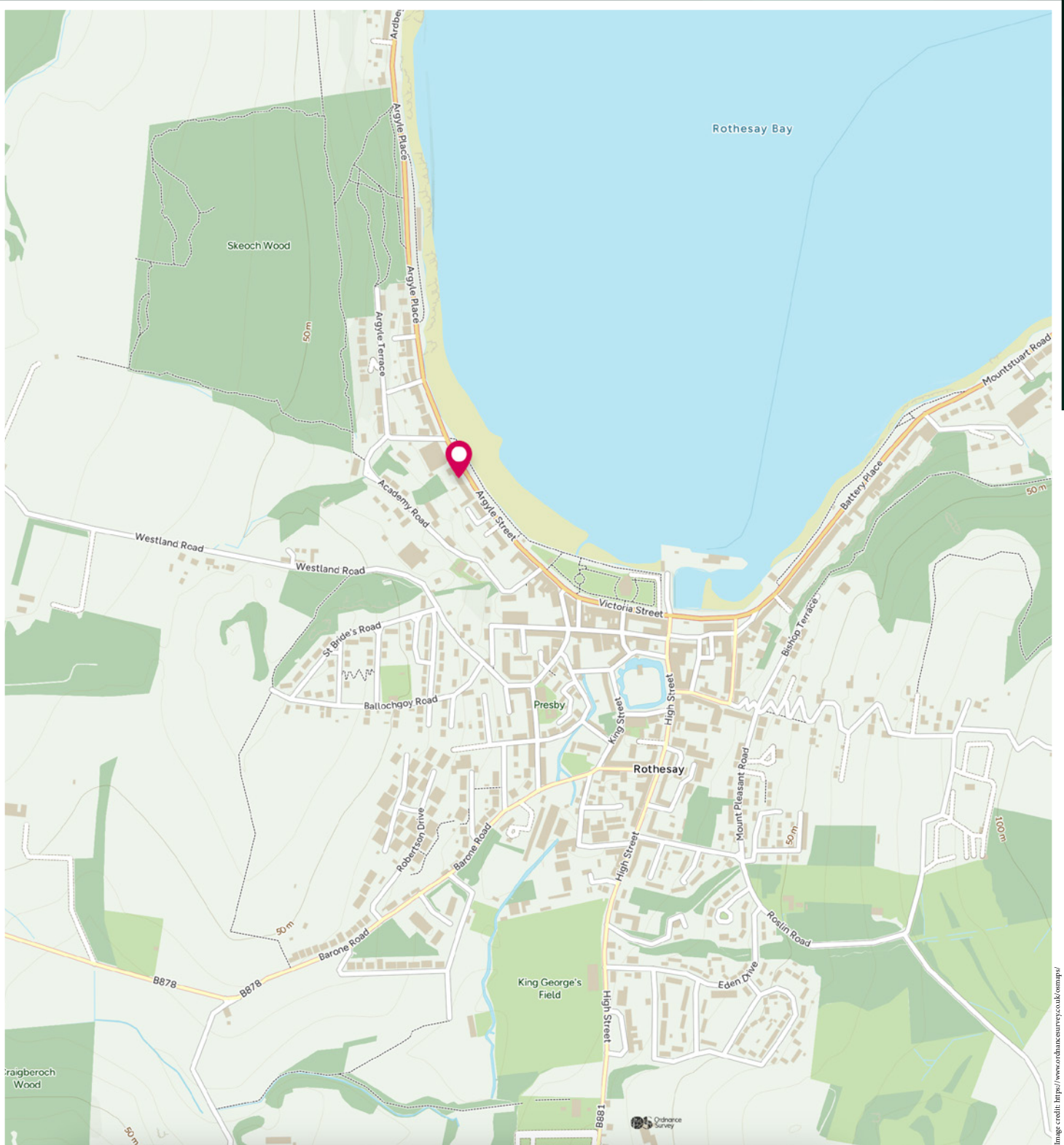
Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the northern side of Bute to Colintrave giving short crossing access to the mainland, Argyll and the West Highlands. The two nearest airports are Glasgow and Prestwick, which are a circa 40 and 50-minute drive respectively in normal driving conditions from Wemyss Bay.

Rothesay has an 18-hole golf course enjoying outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural scenic beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights. The area is notable for its sailing on the famous Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintrave to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, sheltered moorings, chandlery and boating services in Rothesay and Port Bannatyne.



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