



**Lower Flat, Roslinlea, St Johns Drive, Rothesay, Isle of Bute, PA20 9JD**

**OFFERS OVER £125,000— (£15,000 UNDER HOME REPORT VALUE)**

A rare opportunity to acquire a well presented two bedroom lower flat in a popular residential area. Exclusive, easily maintained garden areas to front, side and rear. Fabulous elevated views over Rothesay Bay, over the town and countryside beyond. Two minute walk to Rothesay Golf Club. Close to town centre. Front and back doors. Car park to front. This is the perfect home for a small family or first time buyer.

Gas central heating. Double glazing.

A The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintrave. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

**Exclusive garden to front, side and rear. Shed. Enclosed paved area.  
Basement housing combi boiler.**

**Comprising: Hall, Lounge, Kitchen, Utility, Two Bedrooms, Bathroom**

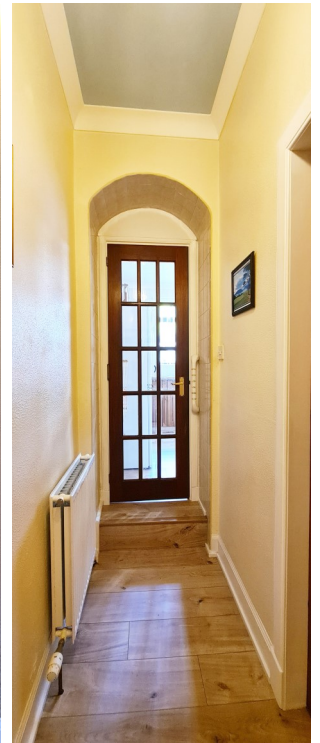
**EPC Rating: D Council Tax Band: B**



## Accommodation

**Hallway - 6.12m x 1.25m + 3.15m x 0.78m + 3.07m x 0.99m**

Matching wood doors to all rooms. Two pendant lights and two flush ceiling lights. Two cupboards with shelving and hanging rail (1.37m x 1.09m + 0.63m x 0.92m). Smoke alarm. Plain cornice. Laminate flooring.



**Lounge - 4.95m x 3.46m**

Bright and spacious room with bay window offering superb view over the town and towards Rothersey Bay. Window to side looking out to farmland. Space for dining table. Pendant light. Plain cornice. Ceiling rose. Ceiling light. Vertical blinds. Curtains. Wooden fireplace with marble hearth and insert housing electric fire. Carpet.







### Kitchen - 3.42m x 3.07m

Spacious dining kitchen looking out to the rear garden. Range of base and wall units with contrast worktop. Tile splashback. Stainless steel sink with drainer and mixer tap. Integrated gas hob, electric oven, and cooker hood. Vertical blind. Smoke alarm. Plain cornice. Pendant lights. Laminate flooring.







**Utility - 1.50m x 1.18m**

Space for washing machine. Wood panel walls with shelving. Plain cornice. Flush ceiling light. Tile flooring.

**Vestibule at rear door - 1.17m x 1.12m**

Flush ceiling light. Laminate flooring. Door to garden.

**Bedroom 1 - 3.37m x 4.93m**

Spacious bedroom with window to front. Plain cornice. Pendant light. Built-in furniture. Curtains. Carpet. Potential to form ensuite.





**Bedroom 2 - 3.39m at widest x 3.55m at widest**

Spacious bedroom to rear. Plain cornice. Pendant light. Carpet.



**Bathroom - 3.64m x 1.87m**

Fully tiled bathroom. Jacuzzi/Jet Bath. WC. Wash hand basin vanity unit. Inset shower cubical. Wood panel ceiling. Plain cornice. Flush ceiling light. Quality tile flooring.



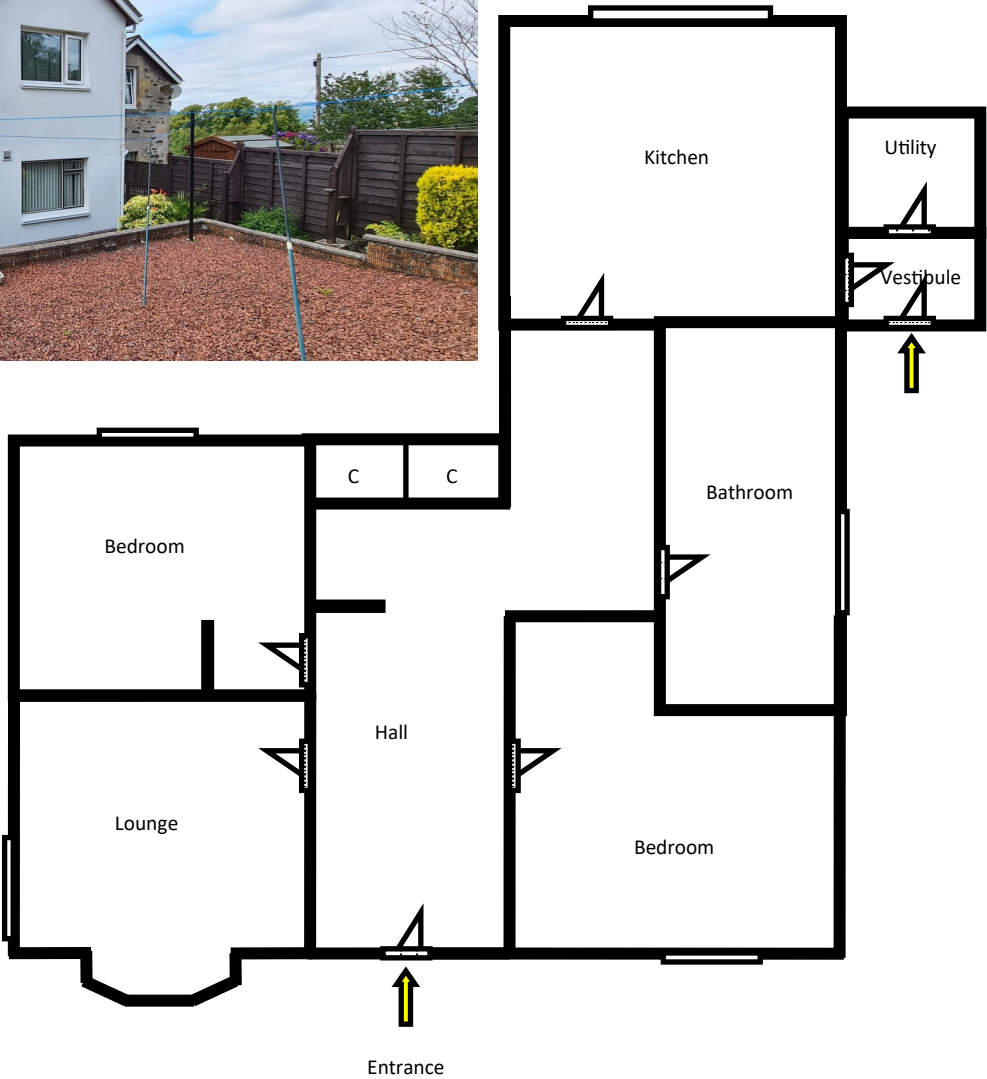


Outside Areas

Exclusive garden to front side and rear. Shed with cellar compartment.  
Enclosed paved area.



For Guidance Only - Not to Scale



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.