



Flat 2/1, 12 The Terrace, Ardbeg Road, Rothesay, Isle of Bute, PA20 0NP

OFFERS OVER £50,000

A lovely bright flat within a well maintained factored tenement in a popular area of Ardbeg. Fabulous open views over the bowling green, sea and the surrounding hills. Ideal first home with letting potential. Bus services, playpark and general store nearby. Short walk to the seafront.

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 Colintraive. 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.

Electric Heating/Double Glazing

Shared Drying Green to Rear & Cellar. Shared former washhouse.

Hall, Lounge, Kitchen, Bathroom, Bedroom.



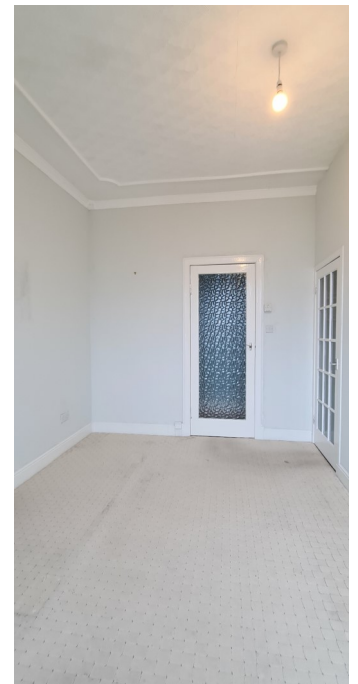
Accommodation

Hall - 5.26m x 1.16m

Bright hallway with lots of natural light from the obscure glass panel doors to all rooms. Pendant light. Smoke alarm. Overhead storage cupboards. Laminate flooring. Secure entry phone.

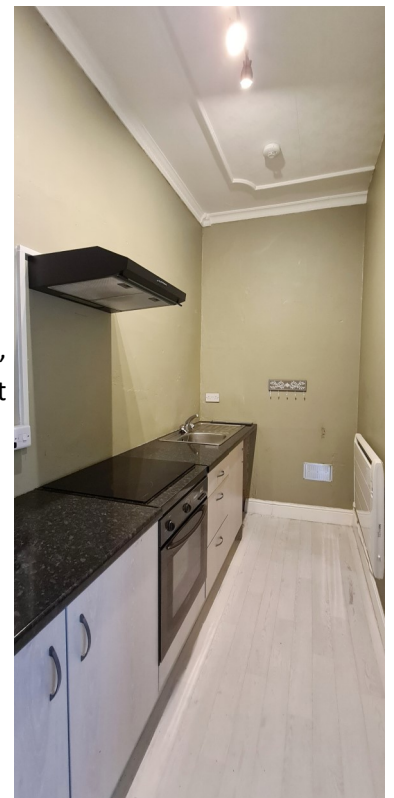
Lounge - 4.09m x 2.93m

Lovely bright lounge with window looking over the bowling green and beyond to the sea and hills. Pendant light. Smoke alarm. Curtains. Carpet. Electric fire. Glass panel door into kitchen.



Kitchen 3.84m at widest x 1.52m

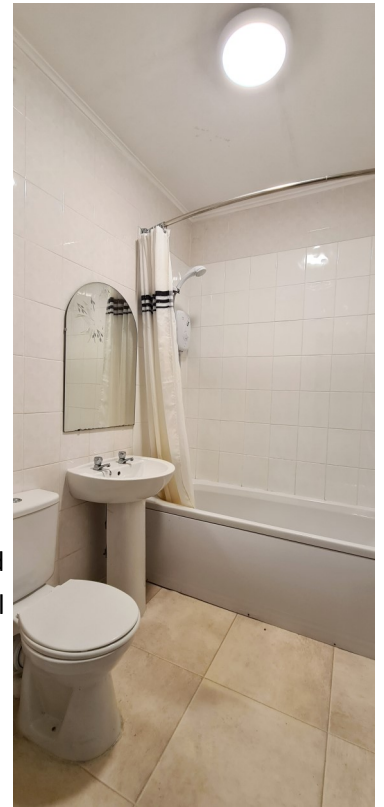
Rectangular shaped kitchen. Base units with contrast worktop. Integrated, electric oven, hob and cooker hood. Stainless steel sink unit with drainer and mixer tap. Ceiling spotlight group. Smoke alarm. Vinyl flooring.





Bathroom - 2.34m x 1.68m

Fully tiled bathroom. Bath with shower over. Triton Opal II electric shower. WC. Wash hand basin with pedestal. Mirror. Flush ceiling light. Extractor fan. Electric towel radiator. Vinyl flooring.



Bedroom - 4.66m x 3.33m

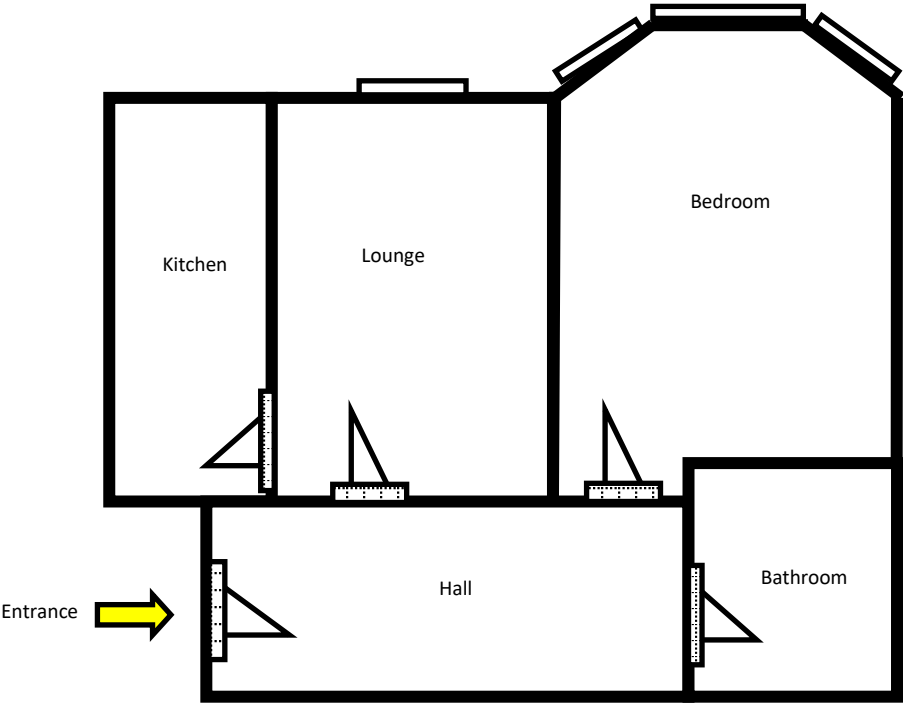
Bright bedroom with fabulous views over the bowling green and beyond to the sea and hills from the large bay window. Decorative cornice and ceiling rose. Ceiling light. Curtains. Shelled alcove. Carpet.

Outside

A well maintained shared drying green to rear. Shared former wash house storage area. Shared cellar in close.



Floor Plans 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.