



Flat 3, 11 The Terrace, Ardbeg Road, Rothesay, Isle of Bute, PA20 0NP

OFFERS OVER £50,000

A lovely bright ground floor flat within a well maintained factored tenement in a popular area of Ardbeg. Fabulous open views from the bay window in the lounge and from the bedroom 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.

Factors: Bute Factors

Gas Central Heating/Double Glazing

**Shared Drying Green to Rear & Cellar. Shared external cupboard by entrance.
Hall, Lounge/Kitchen, Bathroom, 1 Bedroom.**

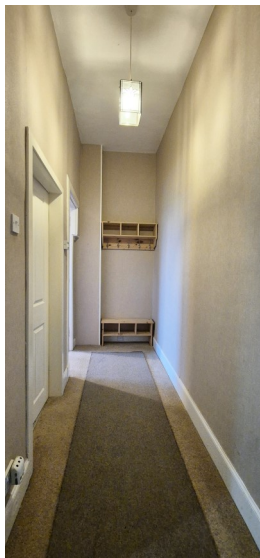
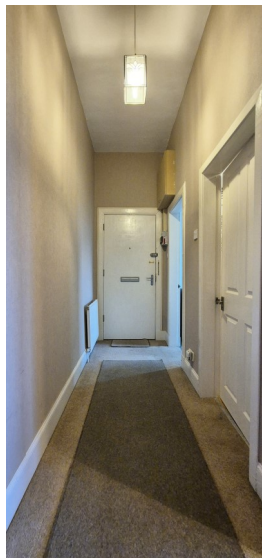
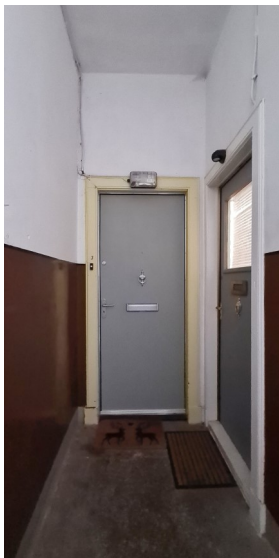
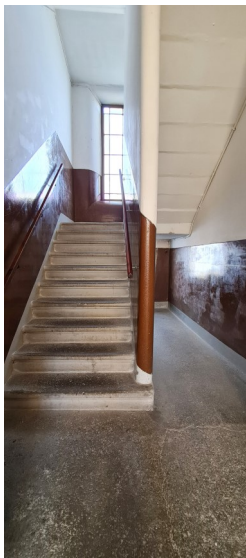
EPC Rating: D Council Tax Band: A

Enter via well-maintained shared close No. 11. The flat is situated on the ground floor on the righthand side.

Accommodation

Hall - 4.45m x 1.21m

Pendant light. Smoke alarm. Coat hooks and shelf. Electricity meter and switch-board. Central heating controls. Carpet.



Lounge/Kitchen 6.51m at widest x 3.40m

Lovely bright lounge with large bay window looking over the bowling green and beyond to the sea and hills. Decorative cornice and ceiling rose. Pendant light. Roller blinds. Carpet. Smoke alarm. Gas fire with marble hearth and wooden surround.

Kitchen - range of base units with contrast worktop and tile splashback. Stainless steel cooker hood. Integrated gas hob and electric oven. Fridge. Stainless steel sink unit with drainer and mixer tap. Laminate flooring.



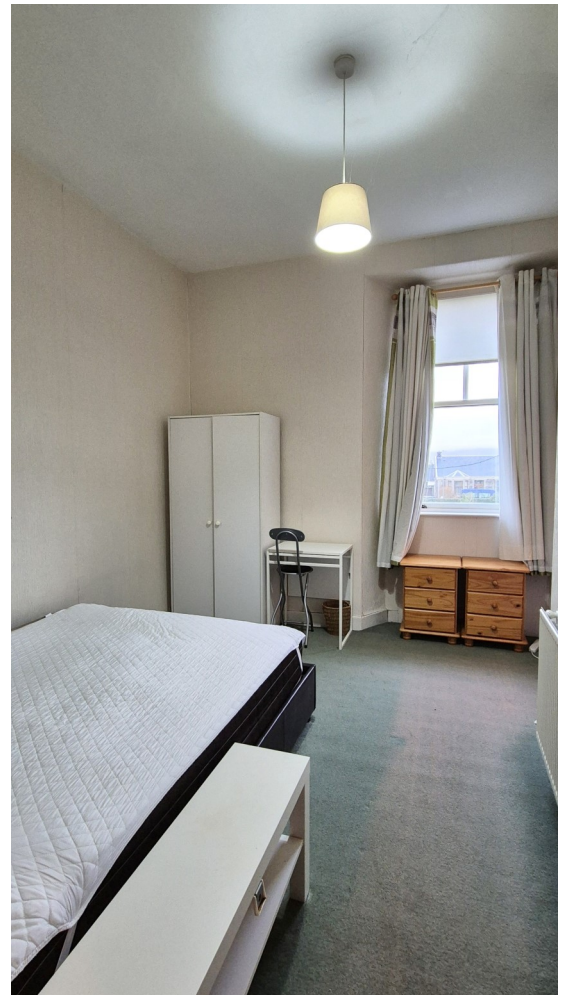
Bathroom 2.37m x 1.41m

Large shower cubical with sliding door and wet wall panelling. WC. Wash hand basin with pedestal. Part wood panelled walls. Pendant light. Extractor fan. Towel radiator. Laminate flooring.



Bedroom- 3.80m x 2.80m

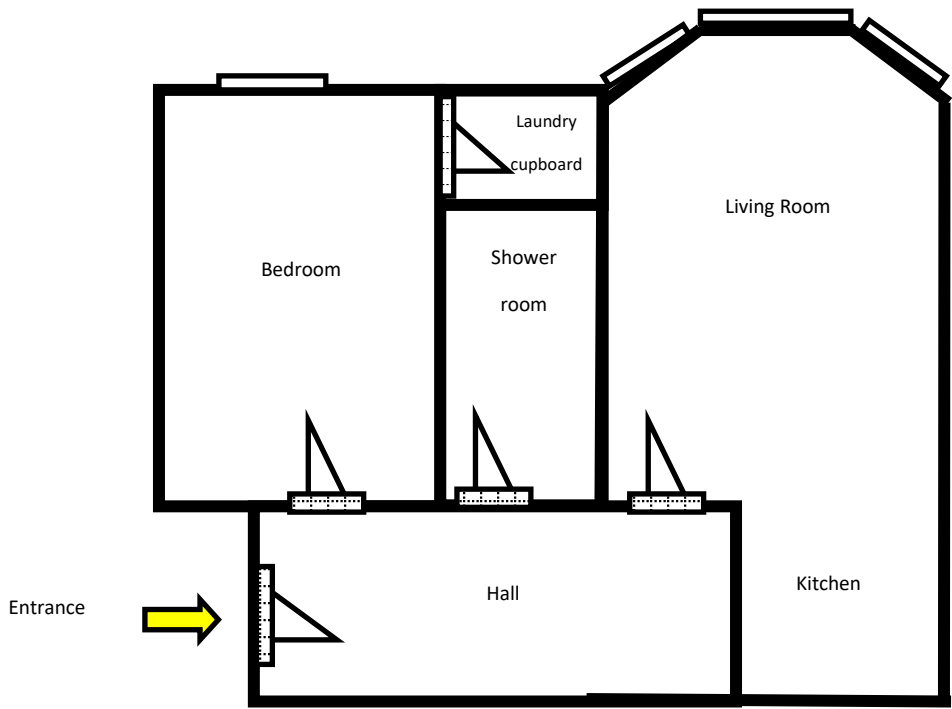
Bright bedroom with fabulous views over the bowling green and beyond to the sea and hills. Pendant light. Curtains. Roller blind. Carpet. Laundry cupboard housing Alpha combi boiler (replaced within the last 3 years) and washing machine (1.41m x 0.97m).



Shared drying green



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.