



Flat 2, 18 Gallowgate, Rothesay, Isle of Bute, PA20 0HR



OFFERS OVER £45,000

A lovely bright flat presented in walk-in condition located in the heart of Rothesay and nearby all amenities. This flat is just short walk to the ferry terminal and would make a brilliant holiday home or in deed permanent home.

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.

Comprising: Hall, Lounge/Kitchen, Bedroom, Shower Room.

EPC Rating: E Council Tax Band: A

Wm. Skelton & Co

Castle Chambers

49 High Street

Rothesay

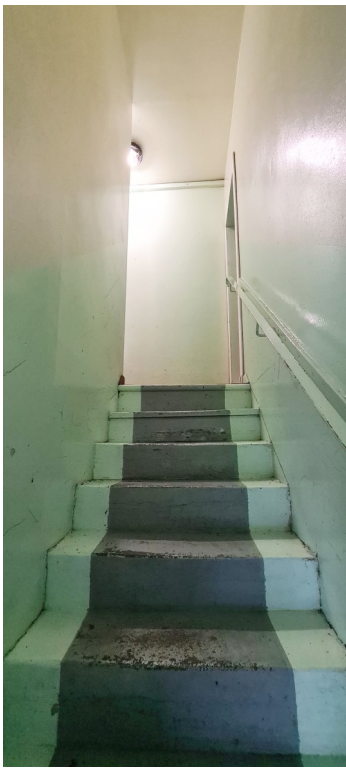
Isle of Bute

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Hall - 1.31m x 0.97m

Pendant light. Smoke alarm. Electricity meter and switchboard. Carpet. White painted doors to all rooms.

Lounge/Kitchen - 4.62m x 3.26m

Spacious lounge/kitchen to front. Pendant light. Ceiling spotlight group. Smoke alarm. Kitchen area with base and wall units and open shelving. Stainless steel sink unit with drainer and mixer tap. Carpet and vinyl flooring (at kitchen).



Bedroom - 3.74m x 3.18m

Bright and spacious bedroom with window to rear offering a partial sea view over roof tops. Built-in wardrobe (no doors). Carpet.

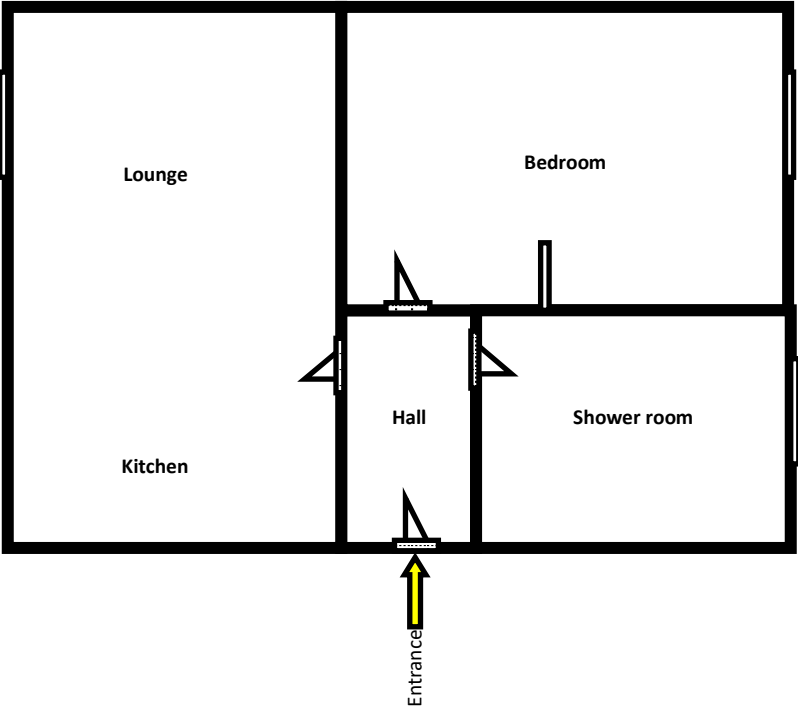


Shower Room - 2.99m x 1.88m

Corner tiled shower cubical with electric Mira shower. WC. Wash hand basin with pedestal and mirror wall cabinet above. Flush ceiling light. Extractor fan. Carpet.



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.