



Solway, Serpentine Road, Rothesay, Isle of Bute, PA20 9HG

OFFERS OVER £162,000 (£13,000 under Home Report Valuation)

Solway is a lower villa presented in walk-in condition at the end of a private lane off the iconic Serpentine Road in a quiet residential area just a few minutes walk from the ferry terminal and the town centre. Solway enjoys an elevated position with uninterrupted views over to Arran in the west, over Rothesay town centre and bay, towards Ardbeg and beyond, and up Loch Striven. Exceptionally well kept large garden, mainly laid to lawn and shrubs at present, but has potential to be changed to suit the lifestyle of the new owner. The property also boasts off-road parking and space for a garage. There is an equipped shed/small workshop. To the rear, there is a shared drying green and an outhouse/store.

Wm. Skelton & Co

Castle Chambers

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Rothesay

Isle of Bute

PA20 9DB

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Gas Central Heating. Double Glazing.

Vestibule, Hallway, Lounge, Dining Kitchen, Bathroom, 3 Bedrooms.

EPC Rating: D Council Tax Band: D

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.

Accommodation

Vestibule - 2.82m 1.55m

A vestibule with a panoramic view! Pendant light. Tile and concrete floor. Cupboard housing electricity meter and switchboard.



Hallway - 6.02m x 1.53m

Spacious hallway with matching doors to all rooms. Pendant light. Carpet. Shelved cupboard (1.25m x 0.99m).



Lounge - 4.29m x 4.78m

Bright and spacious lounge to front with a fantastic uninterrupted views from the large window over Rothesay Bay and the town. Plain cornice. Pendant light. Wood panelling on the feature wall. Brick fireplace housing gas fire. Curtains. Carpet.







Dining Kitchen - 4.46m at widest x 3.56m

Spacious family kitchen with breakfast bar. A range of base and wall units with contrast worktop. Tile splashback. Composite sink with mixer tap. Electric cooker, washing machine, tumble dryer, American style fridge/freezer. Strip light. Tile-effect laminate flooring. Door to rear path leading to the garden. Washing lines to rear door. Cupboard housing Worcester combi boiler.

Bathroom - 2.25m x 1.42m

Partially tiled bathroom. Bath with shower over. Shower curtain. WC. Wall hung wash hand basin. Mirror cabinet. Laminate flooring. Pendant light. Obscure window to rear. Venetian blind.



Bedroom 1 - 4.60m x 4.27m

Exceptionally bright and spacious bedroom to front with wonderful uninterrupted views over the town and Rothesay bay and beyond. Plain cornice. Pendant light. Curtains. Carpet.





Bedroom 2 - 4.27m x 3.07m

Bright and spacious double bedroom. Window to side looking out to fields. Pendant light. Carpet. Curtains.



Bedroom 3/Dining Room -

4.02m x 2.75m

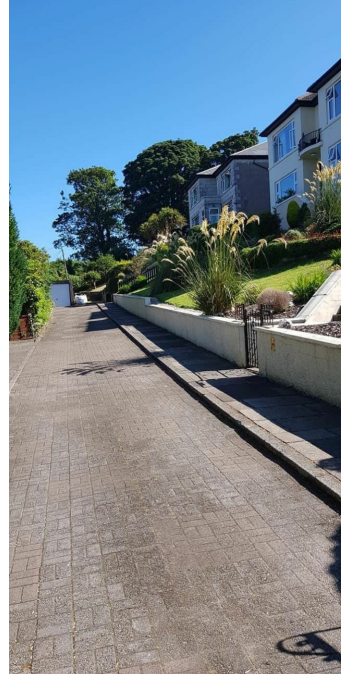
Bedroom to rear, currently being used as a dining room. Window to side. Pendant light. Curtains. Carpet. Cupboard with hanging rails and shelf (0.97m x 1.20m).



Garden

Large exclusive front garden with equipped shed/small workshop. To the rear, there is a shared drying green and an exclusive outhouse/store. Off-road parking and space for a garage.







Floor Plan 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.