



10 Roseland Lodge Park, Canada Hill, Rothesay, Isle of Bute, PA20 9EH



OFFERS OVER £125,000

A rare opportunity to purchase a luxurious two bedroom chalet boasting beautiful and unique design features in contemporary style. Warm and inviting and ideal to relax in comfort and style to escape the hustle and bustle of everyday life. Located in a quiet area of Roseland Lodge Park with delightful hill and rural views. Fantastic open plan living space with patio doors out to the suntrap large decked veranda. The chalet is located just one mile from Rothesay's town centre and has the advantage of a restaurant just a couple of minutes walk away.

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.

Double Glazed & Centrally Heated.

Open Plan Lounge, Kitchen & Diner, 2 Bedrooms (one ensuite), Bathroom.

Parking. Outside tap. Exclusive shed with electricity.

Composite decked veranda with no need for maintenance.

Ground rent and rates payable per annum.

Accommodation

Open Plan Living Space - 6.04m x 7.64m

Exceptionally bright and spacious open plan living space lounge, kitchen and dining area with patio doors out to the veranda. Hill and rural views from the large windows, allowing for plenty of natural light. Cosy lounge area complete with log burner. Dining area with rural outlook from large full length windows. Beautiful, modern kitchen with a range of base and wall units, contrast work top, pantry, freestanding gas cooker, stainless cooker hood and stainless steel sink unit with drainer and mixer tap, integrated microwave, freezer, fridge, and dishwasher.

Large cupboard off lounge area housing washer/dryer & Ariston boiler.

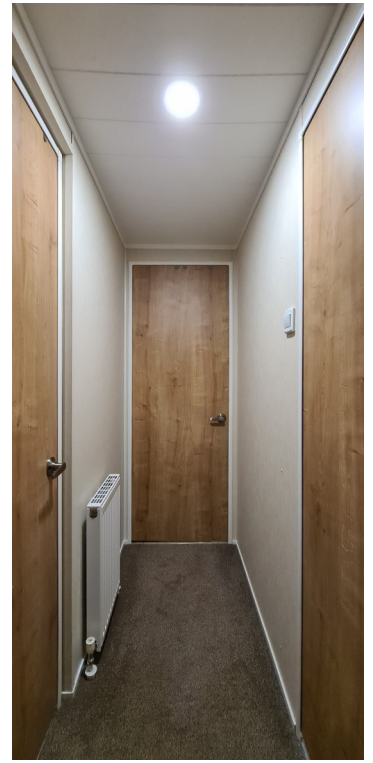
*Curtains, blinds, light fittings , floor coverings, white goods and appliances are included.





Bedroom 1 - 2.84m x 4.67m

Master bedroom with ensuite shower room. Bright room with windows to rear offering a rural view. Built-in wardrobes and dressing table with mirror. Spotlights. Venetian blinds. Carpet. Access to overhead storage cupboard.

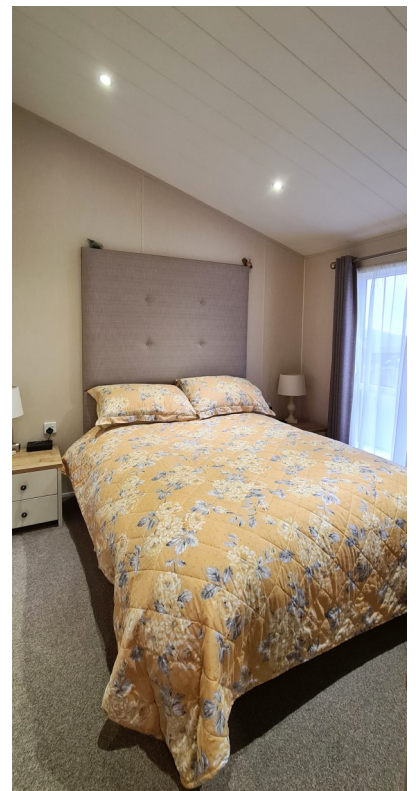


Ensuite Shower Room - 1.51m x 1.71m

Modern shower room with corner shower cubicle, WC and wash hand basin with vanity cupboard below. Flush ceiling light. Venetian blind. Vinyl flooring. Extractor fan.

Bedroom 2 - 2.84m x 2.90m

Double bedroom to front with floor to ceiling windows. Spotlights. Curtains. Carpet. Large cupboard. Access to overhead storage cupboard.

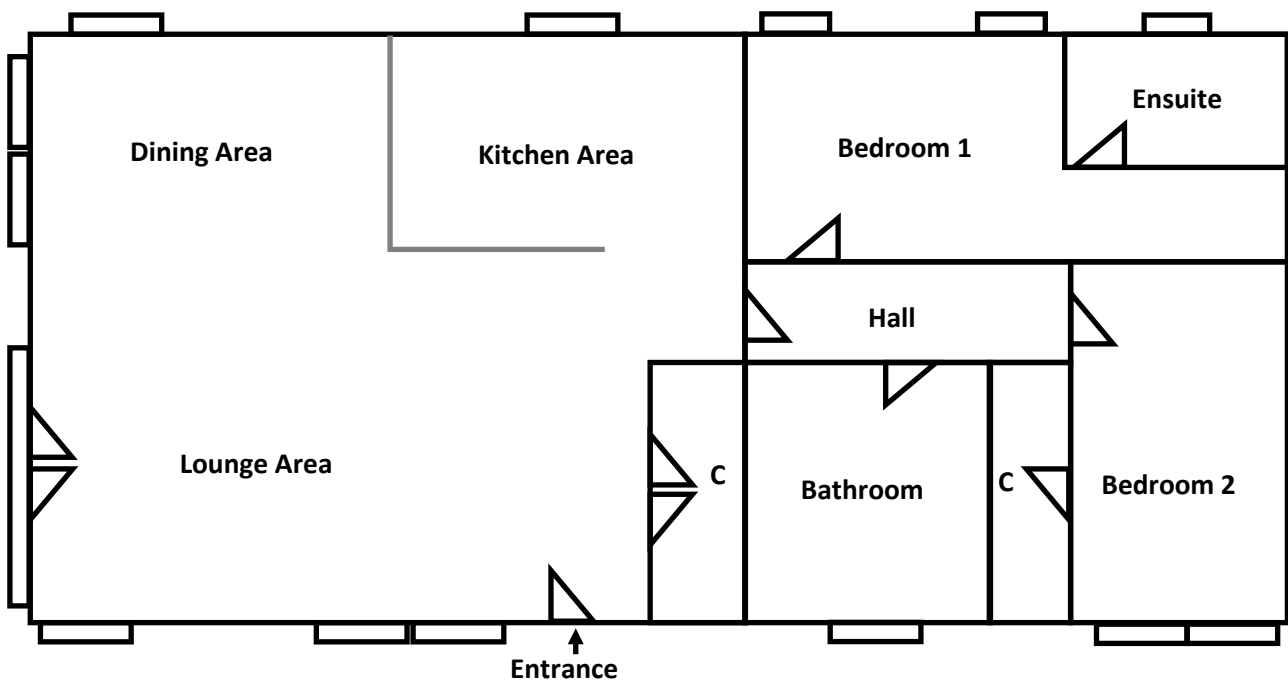


Bathroom - 1.68m x 2.05m

Modern bathroom with vanity sink unit, WC, and surrounding shelving with mirror. Bath with shower over. Glass shower screen. Flush ceiling lights. Towel radiator. Venetian blind. Vinyl flooring. Extractor fan.



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.