



Flat 3/2, 18 Battery Place, Rothesay, Isle of Bute, PA20 9DU

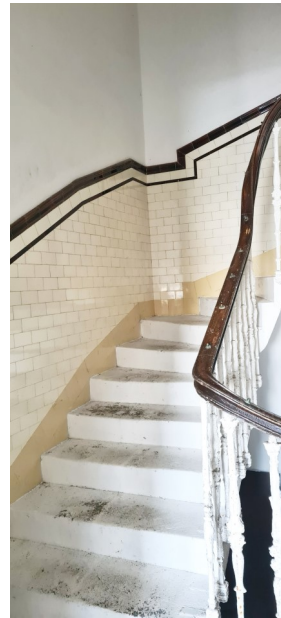
OFFERS OVER £120,000 - (£25,000 UNDER HOME REPORT VALUE)

An extremely spacious family home within a blonde sandstone seafront tenement with fabulous elevated, unrestricted, westerly views extending from Rothesay's harbour, across the Bay to Loch Striven and the Cowal hills. The flat is brilliantly located being just a short walk from Rothesay's town centre and to the mainland ferry terminal.

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 gallery, shops, cafés and restaurants.

Hall - 2.24m at Widest x 5.63m & 0.91m x 6.43m

Plain Cornice. Three Pendant Lights. Smoke Alarm. Carpet. Shelved Corner Cupboard. Shelved Wall Press with electricity meter and switch board.



Lounge - 6.32m x 3.51m

Large, spacious family room with bay window allowing magnificent sea views towards Rothesay's harbour, across the Bay to Loch Striven and the Cowal hills. Plain Cornice. Ceiling Rose. Smoke Alarm. Curtains. Carpet. Stone Fireplace housing electric fire.



View from Lounge



Kitchen/Diner - 3.18m at widest x 5.68m at widest

A great spacious family kitchen with dining area. Wood Panelled Ceiling. Spotlights. Smoke Alarm. Range of base and wall units with contrast worktop. Composite sink and 1/2 with mixer tap. Integrated double oven, hob, fridge, washer/dryer machine and dishwasher. Ceiling Light. Carpet.



Bedroom 1 - 4.98m x 2.76m

Large double bedroom to the front offering great sea views. Plain Cornice. Pendant Light. Curtains. Carpet.

Bedroom 2 - 3.44m x 3.28m

Double bedroom to the rear. Plain Cornice. Pendant Light. Curtains. Carpet.

Bedroom 3 - 3.91m x 2.95m

Double bedroom to the rear. Plain Cornice. Spotlights. Pendant lights. Curtains. Carpet.



Bathroom - 3.41m x 1.56m

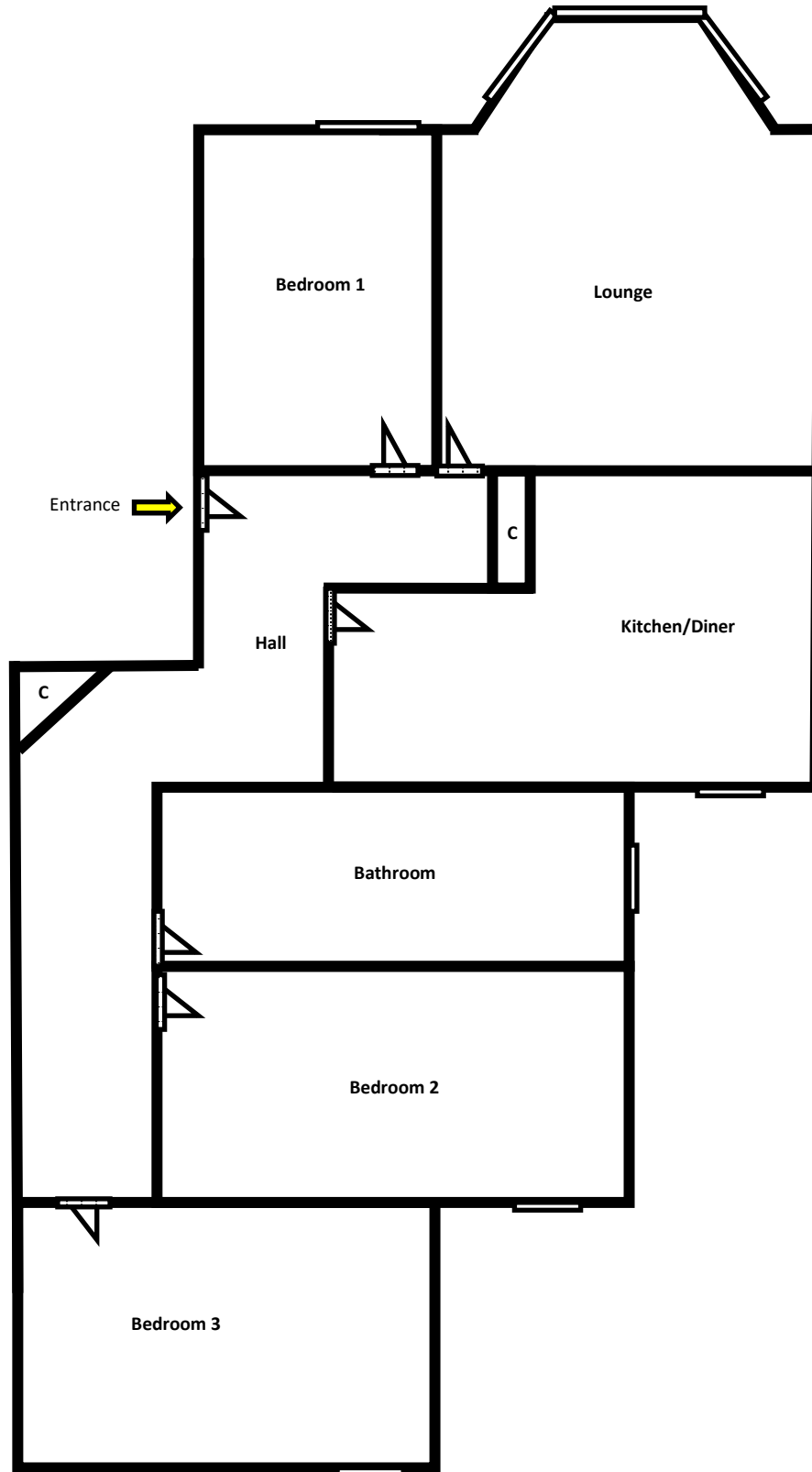
Wood panelled ceiling and walls. Spotlights. Ceiling Light. Obscure window to side. Mirrored Cabinet. WC. Sink and Pedestal with pillar taps. Bath with pillar taps. Shower Cubicle, tiled with Triton electric shower. Vinyl Flooring.



Shared Garden & Drying Green to Rear.



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.