



Chalet 6, Arden Craig House, Rothesay, Isle of Bute, PA20 9EP

OFFERS IN THE REGION OF £75,000

A charming detached timber chalet surrounded by woodland and wildlife located within a tranquil area of Arden Craig and offering fantastic everchanging woodland and sea views. Sociable open plan living space with patio doors out to the decked area. The chalet is located just two miles from Rothesay's town centre and ferry terminal. The chalet is offered fully furnished.

Please note that holiday use rules apply (any single household can occupy it for no more than three months in any calendar year). There may be a possibility for the rules to be varied with the appropriate permission and prospective buyers should make their own enquiries with the local authority. Under the current rules, as a purpose-built holiday home, the property attracts 50% council tax discount.

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.

Open Plan Lounge, Kitchen & Dining Area with Wood Burning Stove, 2 Bedrooms, Bathroom.

Generous garden grounds surround the chalet.

Elevated decked area with sea and woodland views.

Dedicated parking space.

Conservation Area.



Accommodation

Hall - 2.48m x 1.15m

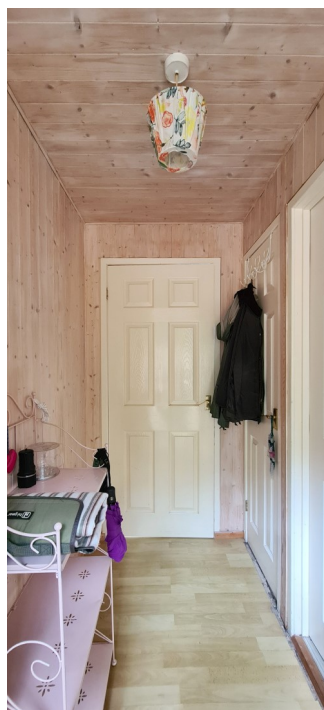
Pendant light. Laminate flooring. Large cupboard housing electric water tank.

Open Plan Living Space - 4.88m at widest x 5.93m at widest

A wonderful open plan living space with fantastic woodland and sea views.

Kitchen area - Ceiling lights. Window to front with roller blinds. Range of base units, sink with mixer tap, wall shelves.

Lounge area - Log burner. Window to rear with roller blinds. Double sliding patio doors leading to decked area.





Bathroom - 1.69m x 2.40m

WC. Sink and pedestal with pillar taps. Bath with pillar taps. Towel shelf. Loft hatch. Obscure window to side. Laminate flooring.

Bedroom 1 - 2.92m x 2.38m

Ceiling light. Window to rear looking out to the private garden. Roller blind. Laminate flooring.

Bedroom 2 - 2.94m x 2.38m

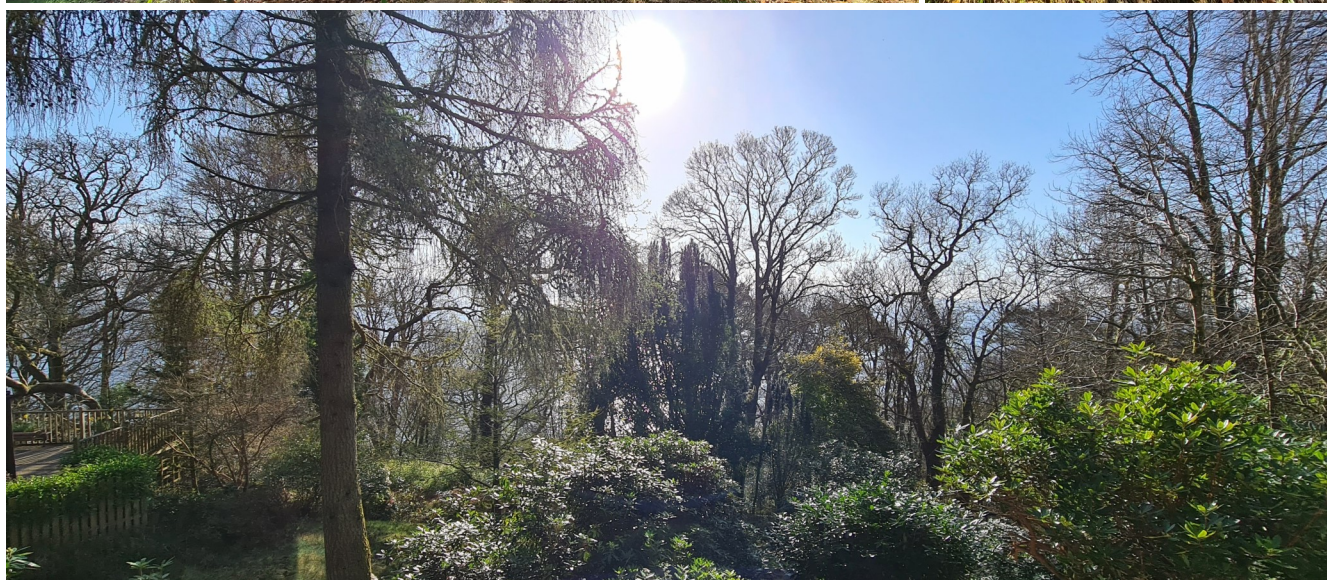
Pendant Light. Smoke alarm. Window to front with woodland and sea views. Roller blinds. Laminate flooring.





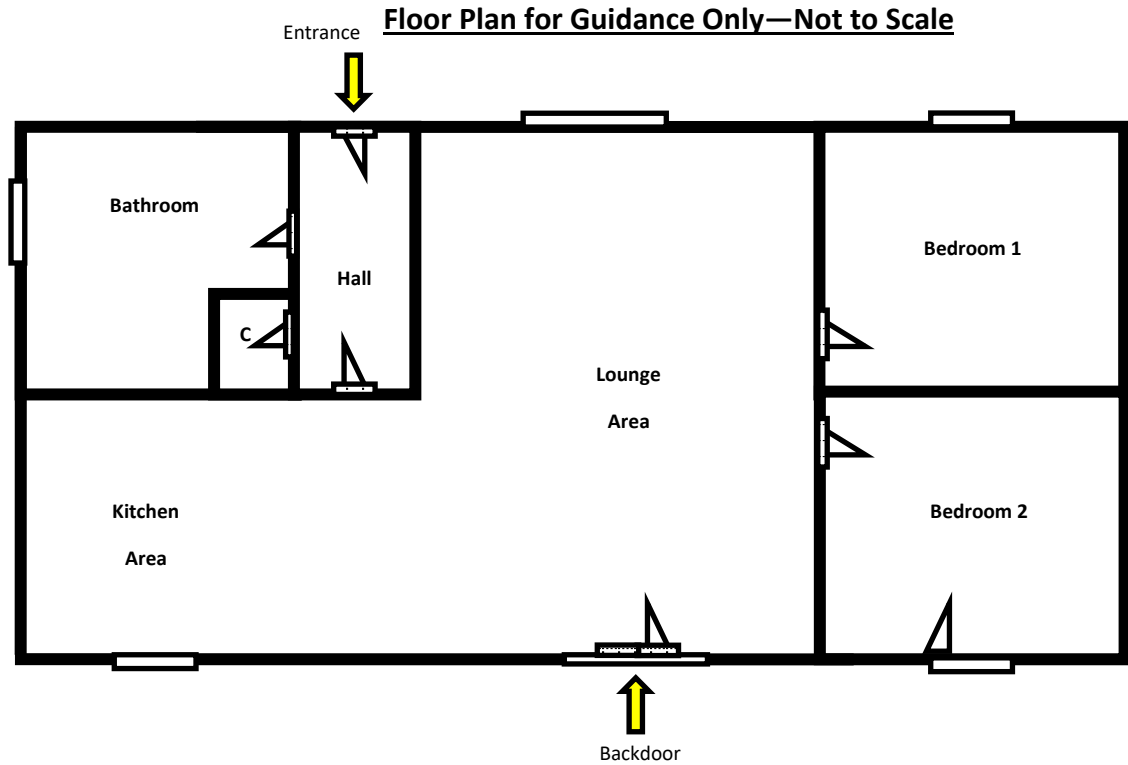
Garden

Extensive, private and ever changing, vibrant garden ground surround the chalet.





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.