



Flat 2/2, Earl Place, 74 Ardbeg Road, Rothesay, Isle of Bute, PA20 0NN



OFFERS IN THE REGION OF £58,000

Bright, south facing two bedroom second floor flat in a traditional, stone built tenement in Ardbeg offering lovely views from the bay window in the lounge and from the rear bedroom. Would make a perfect holiday home and is currently run as a popular self-catering property - a guest favourite on Air B&B with a 4.95 star rating. Bus services, playpark and general store nearby.

Short walk to the seafront.

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.

Electric Heating/Double Glazing

**Shared Enclosed Garden to Rear
Lounge/Kitchen, 2 Bedrooms, Shower Room.**

EPC Rating: E Council Tax Band: A

Accommodation



Hallway 4.14m x 1.05m

Matching doors to all rooms. Loft Access. Electricity meter and switchboard. Spotlights. Laminate flooring.

Lounge/Kitchen 4.42m x 3.68m + 2.18m x 1.81m)

Lovely bright lounge with bay window looking to Rothesay Bay and Ardbeg Road to side from the bay window and open outlook to front. Curtains. Pendant light. Laminate flooring.

Kitchen area with a range of base and wall units with contrast worktop. White tile splashback. Stainless steel sink unit with drainer and mixer tap. Integrated electric hob and oven. Tile effect laminate flooring. Pendant light.

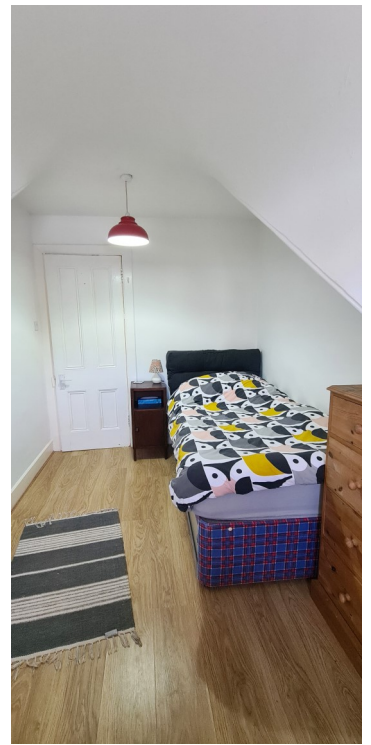


Shower Room 1.85m x 1.06m

Part tiled part wet wall panelling. WC, wash hand basin, and electric shower. Flush ceiling light. Tile effect laminate flooring.

**Bedroom 1 - 3.55m x 2.20m**

Bedroom to front with great views along Ardbeg Road. Pendant light. Curtains. Laminate flooring.

**Bedroom 2 - 4.68m x 4.04m**

Spacious bedroom with sea view over rooftops. Shelved storage cupboard. Pendant light. Curtains. Laminate flooring.

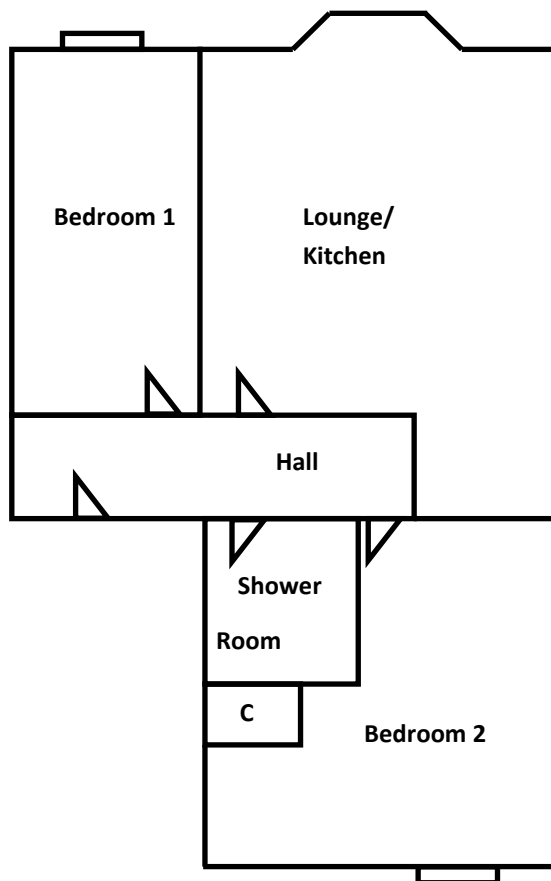
**Garden**

Shared drying green .





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.