



**Flat 3/1, Glenfaulds, 10 Mountstuart Road, Rothesay, Isle of Bute, PA20 9DY**

**OFFERS OVER - £240,000**

An exceptionally spacious, apartment in the elegant, “B” Listed, factored, seafront tenement of Glenfaulds with spectacular sea and hill views from the full length windows to front. The apartment retains many period features including original intricate cornice and ceiling detail together with deep skirtings. Renovated undeniably to an immensely high standard including the replacement of most windows. The property provides flexible accommodation only a short distance from the centre of Rothesay.

**Comprising:** Vestibule, Entrance Hall, Lounge, 4 Bedrooms, Dressing Room, Bathroom, Hall, Shower Room, Dining Kitchen.

**Outside:** Shared Garden & Drying Green to Rear.

**Factors:** Bute Factors, 53 Victoria Street, Rothesay, Isle of Bute

Council Tax Band: C EPC: 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.

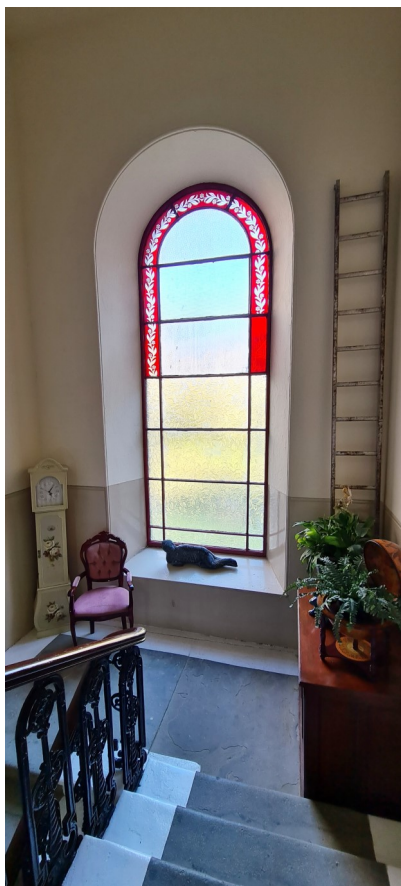
### **Accommodation**

#### **Vestibule - 1.32m x 0.63m**

Original wooden storm door with fanlight above to enter. Vinyl flooring. Original glass panel door with fanlight over to enter hallway.

#### **Hallway - 6.88m at widest x 3.56m at widest**

A very grand and welcoming hallway. Original matching doors. Ornate cornice and ceiling rose. Ceiling light. Smoke alarm. Coat hooks with shelf above. Laminate flooring.





**Lounge - 4.76m x 8.05m at widest**

A wonderful family room flooded with natural light from the large oriel window to front offering stunning views of Rothesay Bay. Ornate cornice and ceiling rose. Ceiling light. Open fire with marble hearth and wooden surround. Curtains. Laminate flooring.









### Master Bedroom—5.09m x 6.97m

Bright and spacious master bedroom in Victorian style with large bay window looking over the bay. Ornate cornice and ceiling rose. Ceiling light. Marble fireplace housing open fire, tiled hearth in insert. Curtains. Laminate flooring. Double glazed windows installed 1 year ago. Four poster bed.

### Dressing Room/Bedroom 5 - 3.76m x 1.79m

Fitted shelving and hanging rails. Window looking over the bay. Plain cornice. Pendant light. Laminate flooring.





### Bedroom 2 - 4.54m x 4.07m

A stylish bedroom looking out to the rear garden. Plain cornice. Ceiling rose. Ceiling light. Built-in book/DVD cupboards. Feature wood panelled wall. Curtains. Carpet.



### Bedroom 3/Study– 3.67m x 3.58m

Bright and spacious bedroom/study with a sea view from the window to the side. Ceiling rose. Ceiling light. Carpet.





**Bedroom 4 - 4.14m x 2.77m**

Bright and spacious bedroom with a sea view from the window to the side. Plain cornice. Ceiling rose. Ceiling light. Curtains. Carpet.

**Bathroom - 2.41m x 1.15m**

Lovely bright bathroom. Ceiling rose. Ceiling light. Painted wood panel walls. Roll top bath. WC. Wash hand basin with pedestal. Tiled floor. Obscure window to side.

**Hall - 5.58m x 1.40m**

Plain cornice. Ceiling Rose. Ceiling light. Shelf. Wood panelling. Laminate flooring.

**Shower Room - 2.37m x 2.26m**

Beautiful Victorian style fully tiled shower room. Large shower cubicle with glass shower screen. WC. Bidet. Wash hand basin with pedestal. Spotlights. Ceiling panelling.





### Dining Kitchen - 4.87m at widest x 7.53m at widest

Contemporary, exceptional spacious dining kitchen. Range of base units and wall shelving. Tile splashback. Double ceramic Belfast sink. Large gas range cooker. Washing machine. American style fridge/freezer with water dispenser. Windows to side with seat below offering a fantastic sea view. Two ceiling lights. Bespoke shelved display dresser. French Victorian log burner. Large dining table with handmade benches. Laminate flooring.





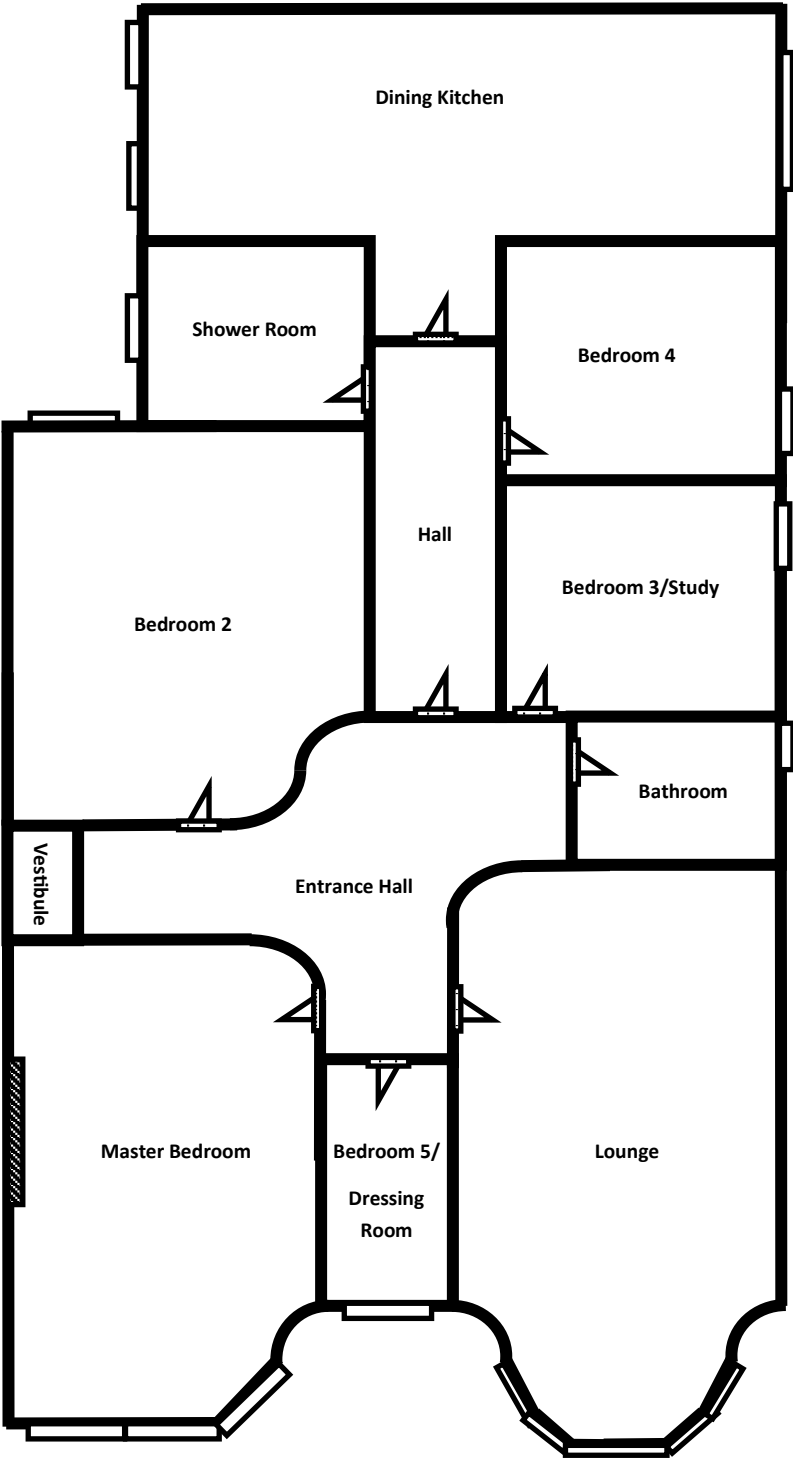
Garden

Shared garden and drying green to rear. Bin area.



Floor Plan for Guidance Only - Not to Scale

Entrance ➡



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.