



## **First Floor Flat, 44 East Princes Street, Rothesay, Isle of Bute, PA20 9DN**

**OFFERS OVER £125,000**

An immaculately presented first floor flat within a well maintained traditional stone building with wonderful uninterrupted sea views of Rothesay Bay. Presently the flat is operated as an Air B & B and has a valid Short-Term Let Licence which can be transferred to a new owner. The flat is well located for all amenities being just a couple of minutes walk into Rothesay's town centre and the ferry terminal. Woodland walks nearby.

Gas Central Heating. Double Glazing.

Comprising: Hall, Lounge, Kitchen, Two Bedrooms, WC and Shower Room.

Shared courtyard and drying green to rear. Exclusive cellar.



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**



#### **Hall - 3.90m x 1.59m**

A bright and welcoming hall. White matching doors to all rooms. Plain cornice. Pendant light. Smoke alarm. Electricity meter and switchboard. Carpet.

#### **Lounge - 3.92m x 4.63m**

A bright and spacious lounge with exceptionally beautiful views of Rothesay Bay from the two windows to front. Plain cornice. Pendant light. Roller blinds. Shelved alcove with cupboard below. Window looking into the kitchen. Carpet.



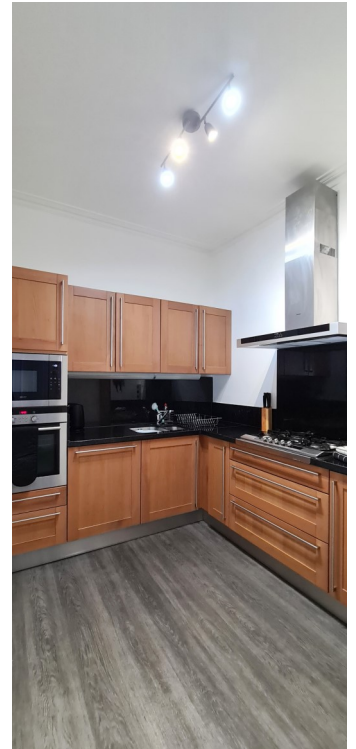






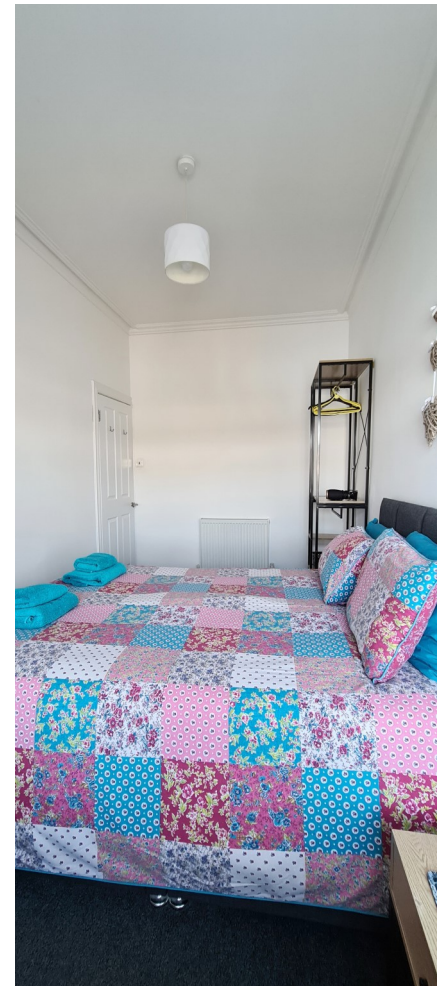
### Kitchen - 2.41m x 2.92m

A lovely modern kitchen with window looking into the lounge providing natural light. Plain cornice. Spotlight group. Range of base and wall units with contrast work top and splashback. Stainless steel sink unit with drainer and mixer tap. Integrated fridge-freezer, dishwasher, electric oven, microwave, gas hob and cooker hood. Vinyl flooring.



### Bedroom 1 - 4.52m x 2.50m

Double bedroom to front with wonderful sea views. Plain cornice. Pendant light. Roller blinds. Carpet.





### Bedroom 2 - 3.51m x 3.42m

Spacious bedroom to rear with window looking out to the garden and woodland. Plain cornice. Pendant light. Roller blinds. Window seat with storage. Storage cupboard. Carpet.

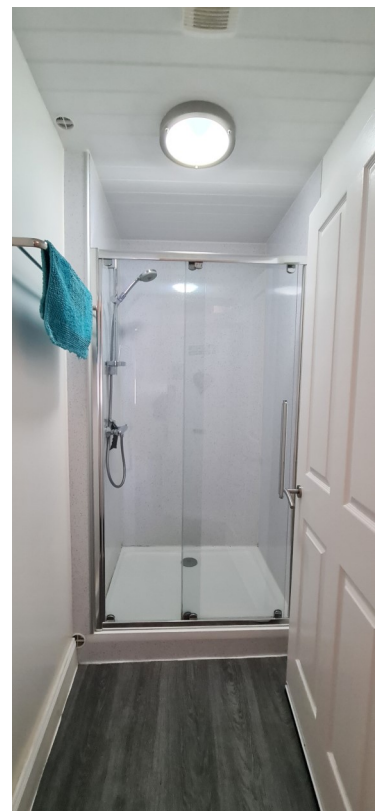


### WC - 1.15m x 2.50m

Fully tiled walls. Vanity WC and sink unit. Flush ceiling light. Extractor fan. Vinyl flooring.

### Shower Room - 2.51m x 1.10m

Large shower cubicle with sliding door. Wet wall panelling. Flush ceiling light. Extractor fan. Vinyl flooring.



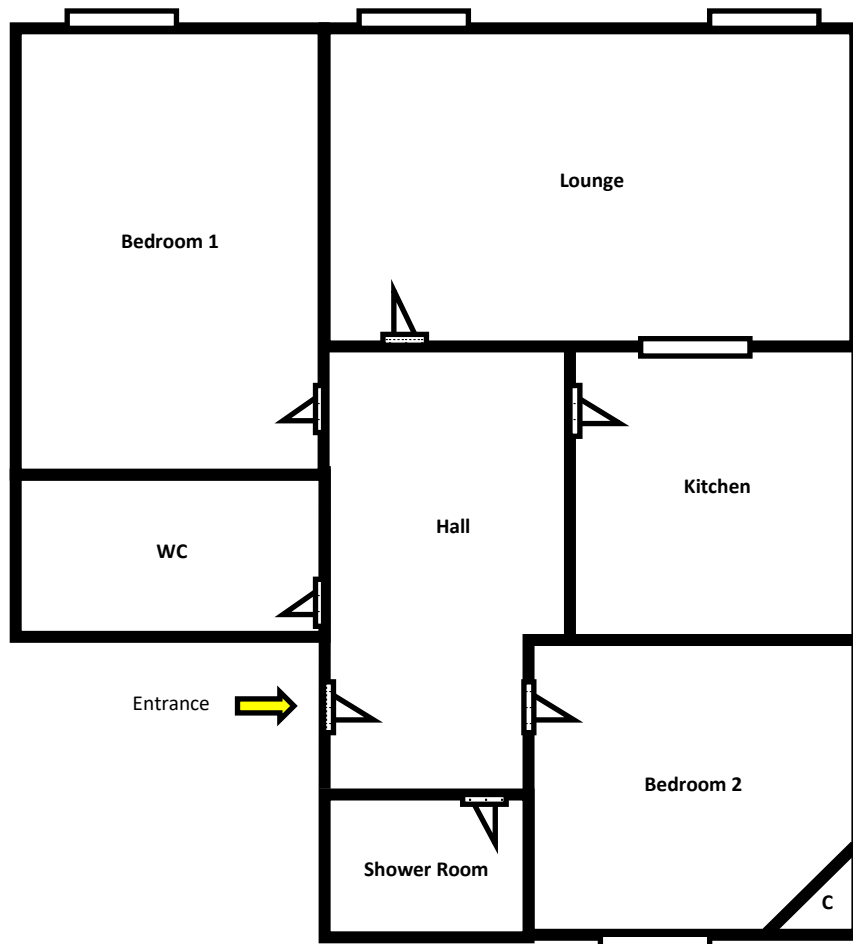


### Garden

Shared courtyard and drying green to rear.  
Exclusive cellar.



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.