



19a Barone Road, Rothesay, Isle of Bute, PA20 0DU

OFFERS OVER £145,000

A superb upper floor, quarter villa with private entrance in red sandstone terrace well situated in the popular residential area of Barone Road. A fantastic family home. This property retains many original features and is presented in walk-in condition. Neutral décor throughout. Located just a short walk to the public park and town centre and nearby St Andrews Primary School. Floored loft.

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.

Gas Central Heating. Double Glazing.

Hallway, Lounge, Dining Kitchen, 3 Bedrooms, Bathroom

Exclusive garden. Exclusive cellar under stairs.

EPC Rating: D Council Tax Band: B



Accommodation

Hallway - 2.15m at widest x 4.27m

Spacious hallway with ornate cornice. Ceiling lights. Matching doors to all rooms. Part carpet/part tile flooring. Large shelved cupboard housing heating control (1.60m x 1.13m).

Lounge - 3.91m x 5.52m

Beautifully bright and spacious lounge with large bay window. Ornate cornice. Chandelier ceiling light. Marble fireplace housing gas coal effect fire. Curtains. Vertical blinds. Carpet.





Dining Kitchen - 3.62m x 4.50m

Bright and spacious dining kitchen. Range of base and wall units with contrast worktop. Ceramic sink with mixer tap. Integrated gas hob and electric oven. Plain cornice. Spotlights. Vertical blinds. Tile flooring. Large shelved cupboard (1.17m x 1.80m).





Bedroom 1 - 3.72m x 3.27m

Master bedroom with double windows to front. Overbed storage unit with wardrobes. Ornate cornice and ceiling rose. Pendant light. Curtains. Vertical blinds. Carpet.



Bedroom 2 - 3.88m at widest x 2.74m

Lovely bright bedroom to side looking out to the garden. Plain cornice. Ceiling light. Built-in wardrobe with mirror sliding doors. Curtains. Vertical blinds. Carpet.

Bedroom 3 - 2.90m x 2.18m

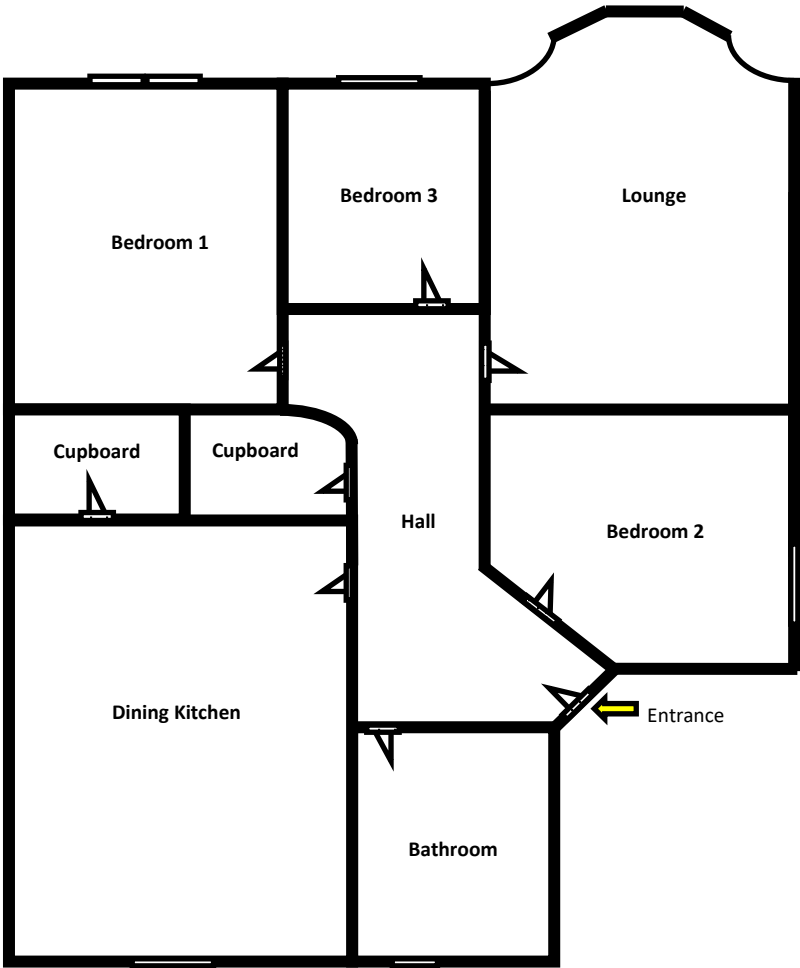
Bright bedroom to front. Plain cornice. Ceiling light. Curtain. Vertical blinds. Carpet.

Bathroom - 2.53m x 1.34m

Wet wall panelling. Corner bath with shower over. Vanity WC and sink unit with mirror above. Ladder style towel radiator. Spotlights. Tile flooring. Vertical blinds.



Floor Plan for Guidance Only - Not to Scale



Garden

Exclusive enclosed garden to side.



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.