



Upper Flat, Glenbeg House, 56 Ardbeg Road, Rothesay, Isle of Bute, PA20 0NL

OFFERS OVER £95,000

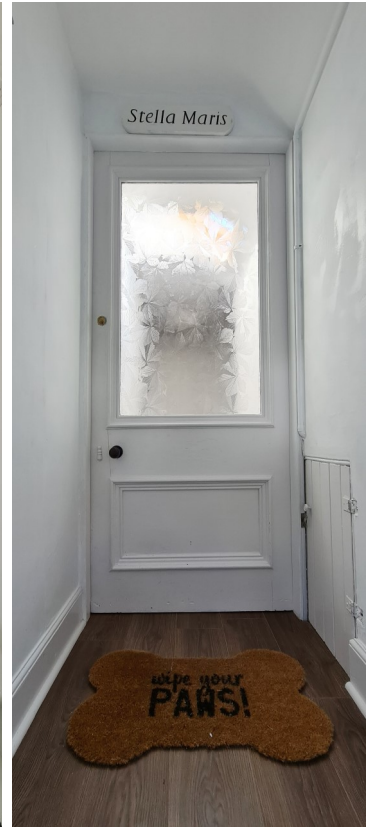
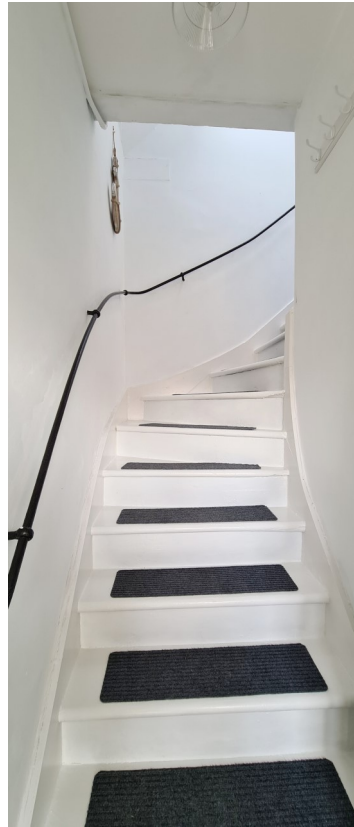
An immaculately presented upper flat in an attractive detached villa in the popular residential area of Ardbeg. A charming flat decorated in mainly neutral tones. Beautiful sea views. Perfect holiday or permanent home. Regular bus services on the doorstep. Local shop and restaurant a short walk away.

Gas Central Heating. Double Glazing.

Comprising: Vestibule, Hall, Lounge, Kitchen, Shower Room, Three Bedrooms.

Exclusive garden area to rear. Exclusive external storage.

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 - 0.95m x 0.94m

Small vestibule with inset cupboard to side housing gas meter. Laminate flooring. Original engraved glass panel door leads to hall.

Hall - 3.44m x 1.00m + 2.69m x 1.80m at widest

Bright hallway with matching doors to all rooms. Velux window. Plain cornice. Ceiling light. Smoke alarm. Loft access. Central heating controls. Large storage cupboard housing electrics. Laminate flooring.



Lounge 4.55m x 4.60m

Beautifully bright lounge with bay window seating area (storage underneath) to enjoy the wonderful sea view. Plain cornice. Pendant light. Curtains. Laminate flooring. Small shelved alcove with cupboard below.



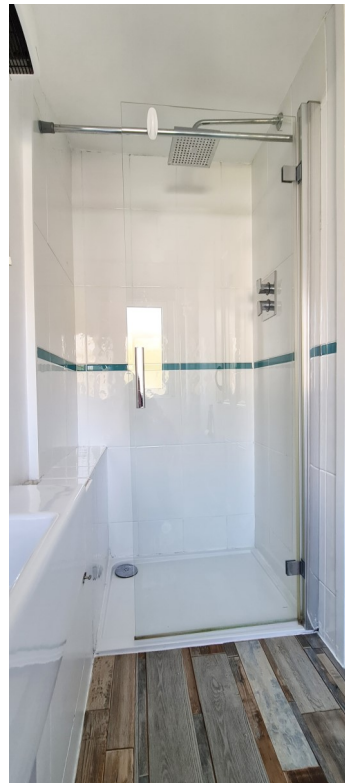
Dining Kitchen - 3.71m x 3.71m

Modern kitchen with windows to rear overlooking gardens and up to Ardmory Road. Ceiling spotlight group. Range of base and wall units with contrast worktops. Splashback tiling. Stainless steel sink unit with drainer and pillar taps. Combi boiler neatly housed in cupboard. Range cooker, fridge, freezer and washing machine are included. Laminate flooring.



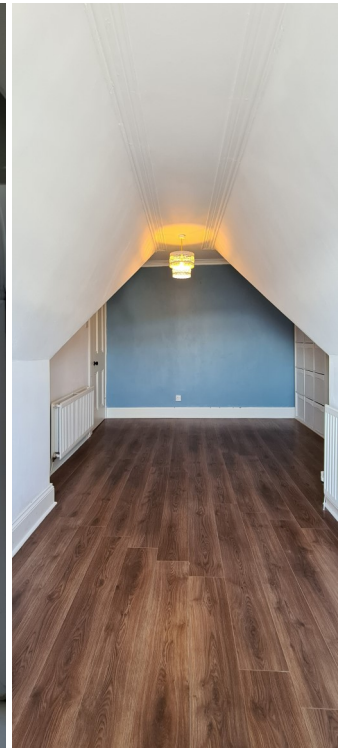
Shower Room - 2.94m x 1.00m

Partially tiled shower room with obscure window to rear. Step up shower enclosure with glass screen. W.C. Wall hung washhand basin. Pendant light. Vinyl flooring.



Bedroom 1 - 5.27m x 3.74m

Beautiful double bedroom to front with stunning views. Pendant light. Window blind. Laminate flooring.



Bedroom 2 - 2.43m x 4.23m

Double bedroom to rear with windows overlooking gardens. Pendant light. Roller blind. Laminate flooring.



Bedroom 3 - 2.26m x 2.64m

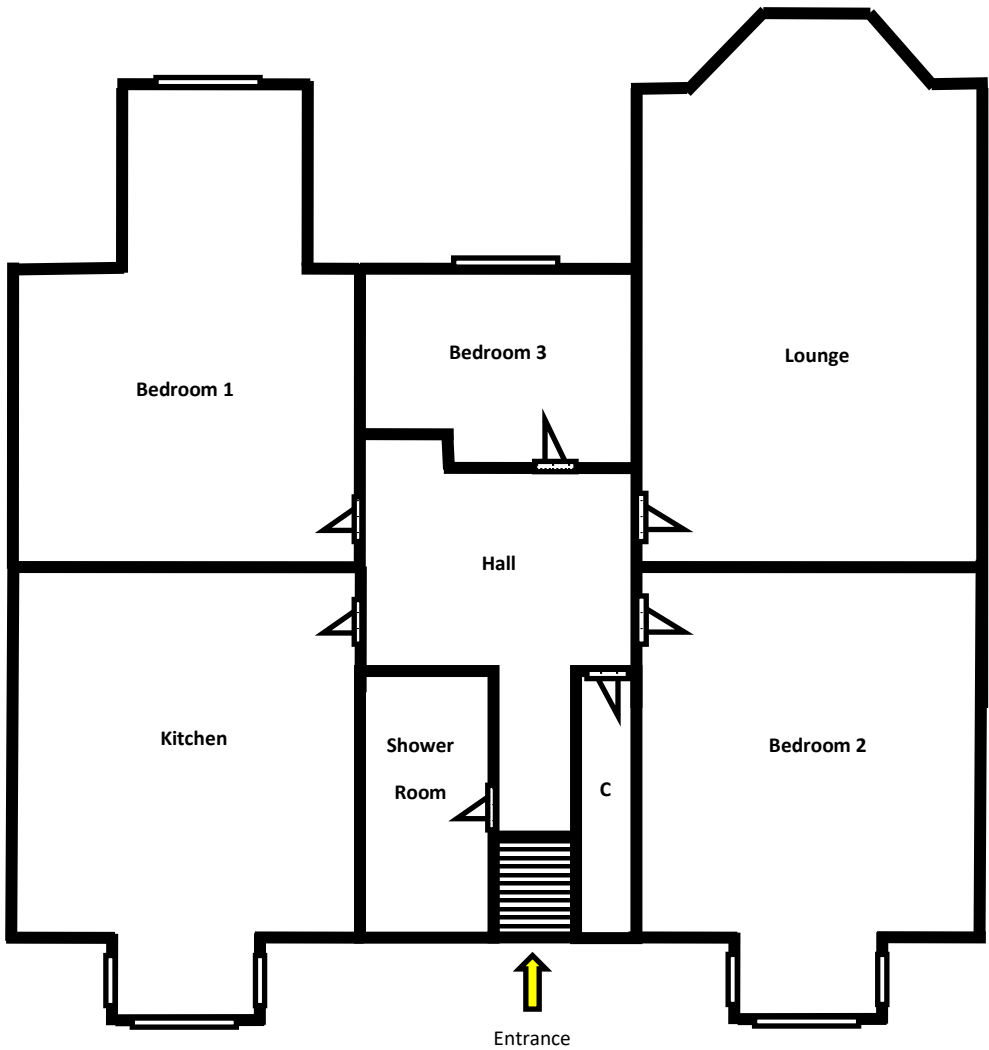
Single bedroom to front with recessed arched window. Storage cupboard below. Pendant light. Inset wall cupboards. Laminate flooring.

Garden

Exclusive garden area to rear with shed.



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.