



Flat 9, Grand Marine Court, Argyle Street, Rothesay, Isle of Bute, PA20 0AX

OFFERS OVER £130,000

A rare opportunity to acquire a first floor flat in the popular Category C Listed Building of Grand Marine Court just a few minutes walk from the centre of town and ferry terminal. Presented in walk-in condition with neutral décor throughout. Wonderful unrestricted views from lounge and the bedrooms over Rothesay Bay. The flat is currently operated as an Air B & B and has a valid Short-Term Let Licence which may be transferred to a new owner.

Gas Central Heating. Double Glazing.

Comprising: Hall, Lounge, Kitchen, Two Bedrooms, Bathroom

Shared garden to rear. Private off-road parking at rear. Bin storage.

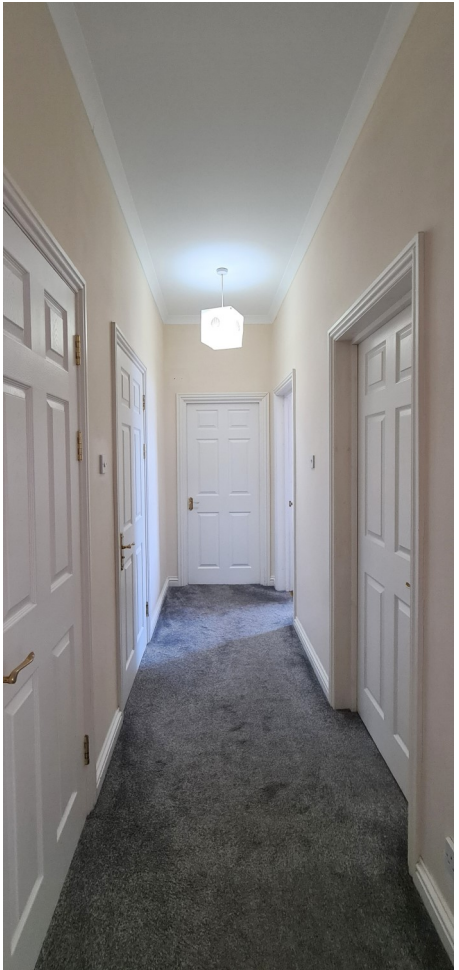
EPC Rating: C

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 Colintrave. 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

Entrance

The flat is accessed to the rear of the building. Stairs from the carpark lead to the paved area and the flat is accessed from the furthest right white door and up to the first floor.



Lounge- 3.69m x 3.46m

Beautifully bright lounge with a fantastic view over Rothesay Bay. Plain cornice. Pendant light. Smoke alarm. Curtains. Roman blind. Carpet.





Kitchen - 3.73m x 2.76m

Range of base and wall units with contrast worktop. Tile splashback. Integrated gas hob, electric oven, and cooker hood. Freestanding washing machine, tumble dryer and fridge. Stainless steel sink unit with drainer and mixer tap. Europa boiler. Plain cornice. Pendant light. Smoke alarm. Vinyl flooring.



Bedroom 1 - 3.54m x 2.90m

Double bedroom with a wonderful sea view. Plain cornice. Pendant light. Curtains. Carpet.



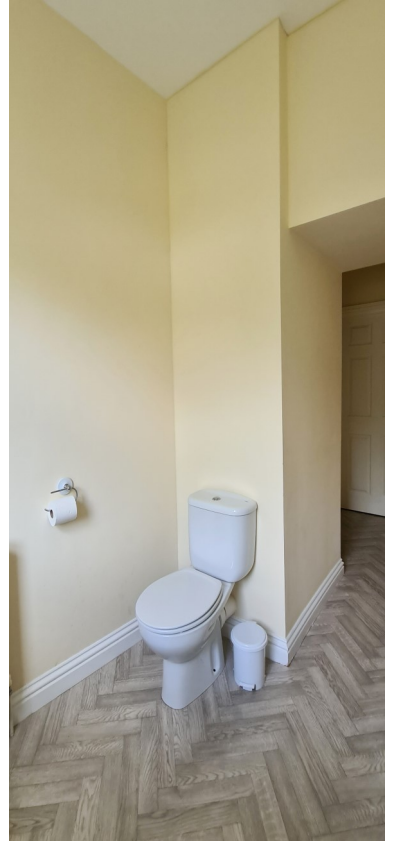
Bedroom 2 - 3.46m x 2.63m

Double bedroom with window to front looking out to Rothesay Bay. Pendant light. Curtains. Roman blind. Carpet.



Bathroom - 4.57m at widest x 2.36m at widest

Bright and spacious bathroom. Bath with shower over. WC. Wash hand basin with pedestal . Pendant light. Vinyl flooring. Obscure window to rear. Cupboard housing electricity meter and switchboard (0.86m x 0.82m).



Garden

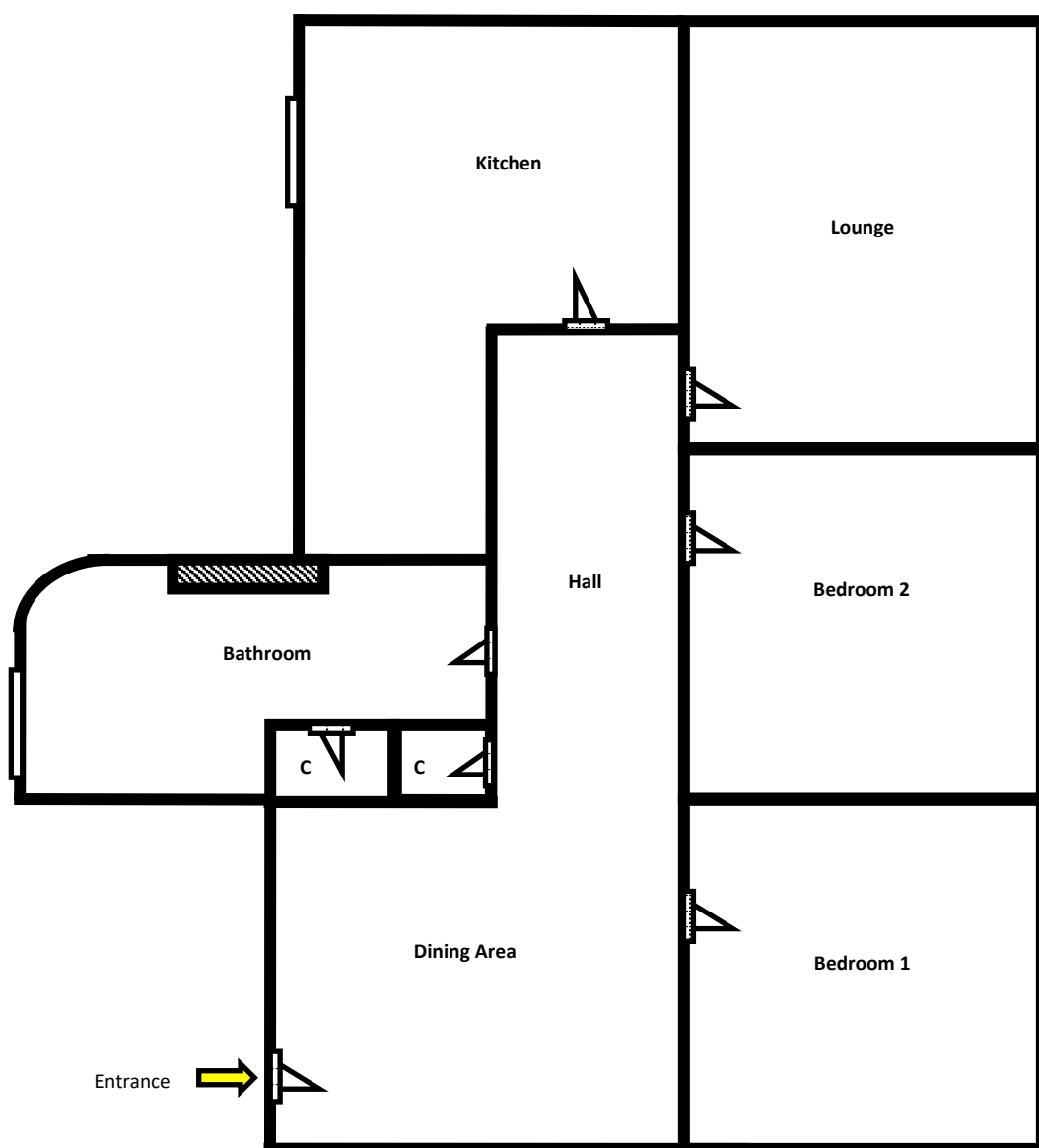
Shared garden and car park to rear. Bin area.





Car Parking

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.