



2 Ladeside Place, Rothesay, Isle of Bute, PA20 0EA

OFFERS OVER £100,000

An exceptionally spacious three bedroom family home over three levels. A fantastic first time buy or buy-to-let opportunity. Brilliantly located being close to the town centre, ferry terminal, St Andrews Primary School. The house requires some modernisation but has great potential and offers plenty of storage. Front and rear exclusive enclosed gardens. Parking to rear.

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

Ground Floor

Dining Kitchen - 4.79m x 3.88m

Exceptionally spacious kitchen with plenty of room for dining. Range of base and wall units. Contrast worktop. Integrated electric oven and gas hob (it is unknown whether they are in working order). Vokera combi boiler. Strip light. Smoke alarm. Laminate flooring. Door out to front garden. Glass panel door to hall.



Hall - 3.68m x 1.78m at widest

Pendant light. Smoke alarm. Large cupboard (2.00m x 2.21m). Laminate flooring. Door out to rear garden.

WC - 1.98m x 0.91m

Glass panel door to enter. WC. Wall hung wash hand basin. Pendant light. Window to side. Varnished floorboards.



First Floor

Lounge - 4.18m at widest x 3.88m

Bright and spacious lounge with large window to front allowing plenty of light. Pendant light. Smoke alarm. Carpet.



Bedroom 1 - 2.98m x 3.89m

Double bedroom with windows to front and rear. Built-in wardrobe with double doors. Pendant light. Carpet.



Hall - 1.89m x 0.90m + 2.09m x 0.89m

Pendant light. Smoke alarm. Large cupboard with wardrobe and shelving (1.90m x 1.71m).



Bathroom - 1.68m x 1.99m

Glass panel door to enter. Bath with shower over. WC. Wash hand basin with pedestal. Tile splashback. Pendant light.



Upper Floor

Bedroom 2 - 3.81m x 2.88m

Double bedroom with two large velux windows to front. Wardrobe. Pendant light. Carpet. Eave storage.



Bedroom 3 - 3.00m x 3.90m

Double bedroom with window to front. Pendant light. Carpet.



Garden

Exclusive enclosed gardens to front and rear.



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.