



28 Bridge Park, Rothesay, Isle of Bute, PA20 0HF

OFFERS OVER - £100,000

A lovely mid-terrace home in the town centre of Rothesay. Presented in walk-in condition and decorated in neutral tones throughout. Good storage. Supermarket, shops, restaurants and sea-front a short walk away. Easily maintained exclusive garden to front and rear.

Electric Heating/Double Glazing

Off-road parking.

Ground Floor: Hall, Lounge, Dining Kitchen.

Upper Floor: Hall, Two Bedrooms, Bathroom.

EPC Rating: D Council Tax Band: B

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Zoopla.co.uk
Smarter property search

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.

Ground Floor

Hall - 1.18m x 1.78

Pendant light. Smoke alarm. Vinyl flooring. Door to front garden with off-road parking. Carpeted stairs.



Lounge - 4.77m x 3.17m

Bright and spacious lounge with window to the front. Vertical blinds. Ceiling light. Smoke alarm. Laminate flooring. Fireplace housing electric fire.

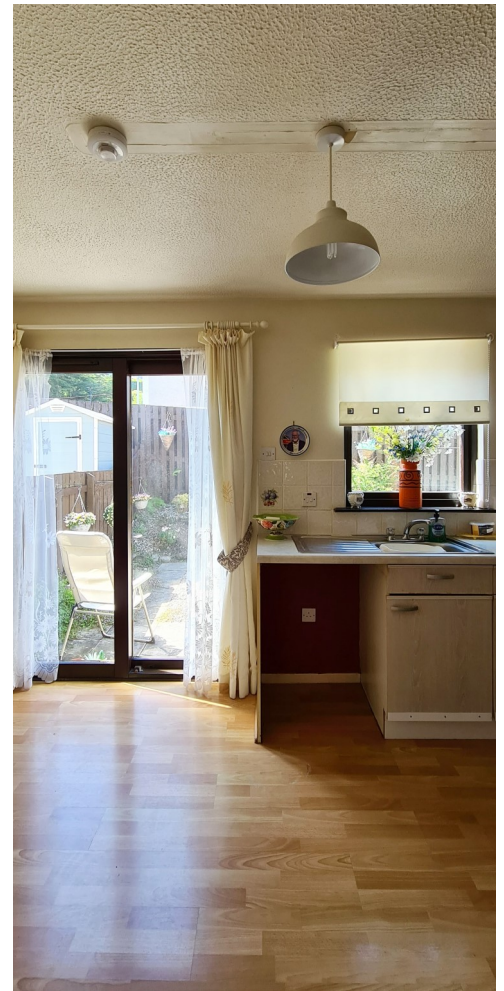
Cupboard - 0.90m x 2.10m

Electricity meter and switchboard. Wall light. Laminate flooring.



Dining Kitchen - 4.12m x 2.49m

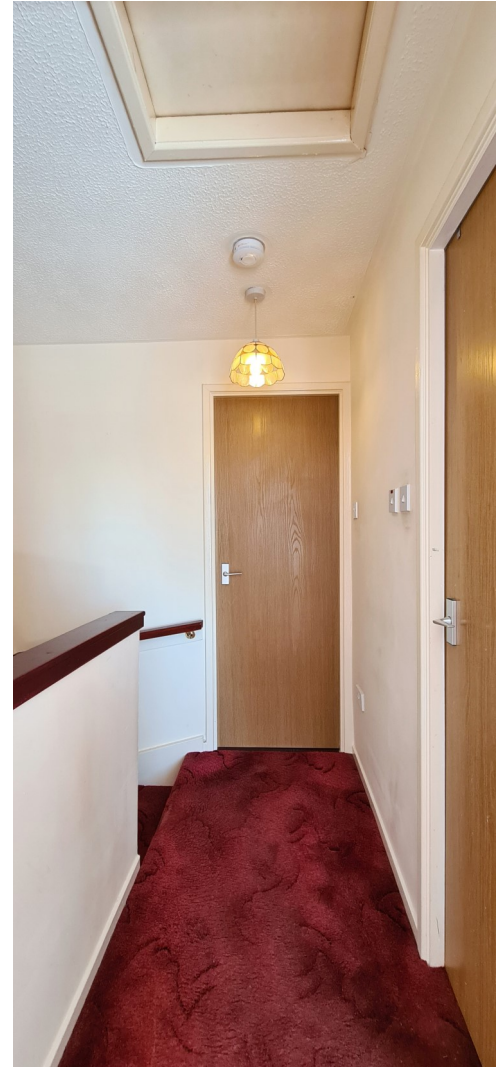
A bright and spacious kitchen with room for a dining table. Patio doors out to the rear garden. Pendant light and smoke alarm. Range of base and wall units, contrast worktop, tile splashback, stainless steel sink with drainer and mixer tap. Laminate Flooring.



First Floor

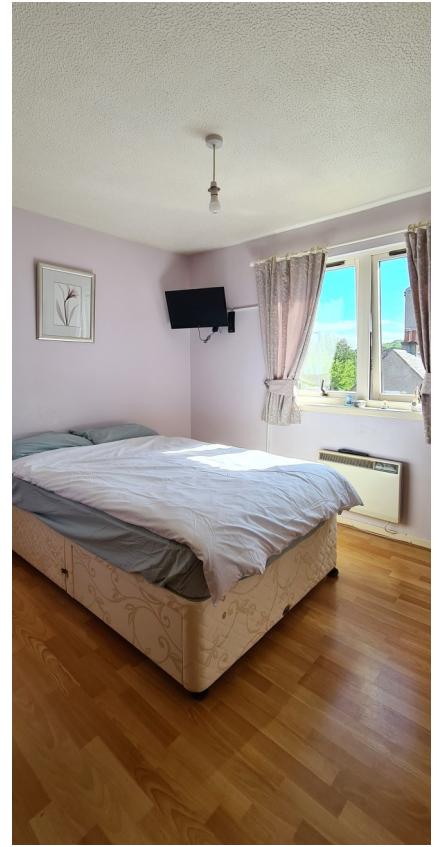
Hall - 0.86m x 1.99m

Pendant light. Smoke alarm. Loft hatch. Carpet.

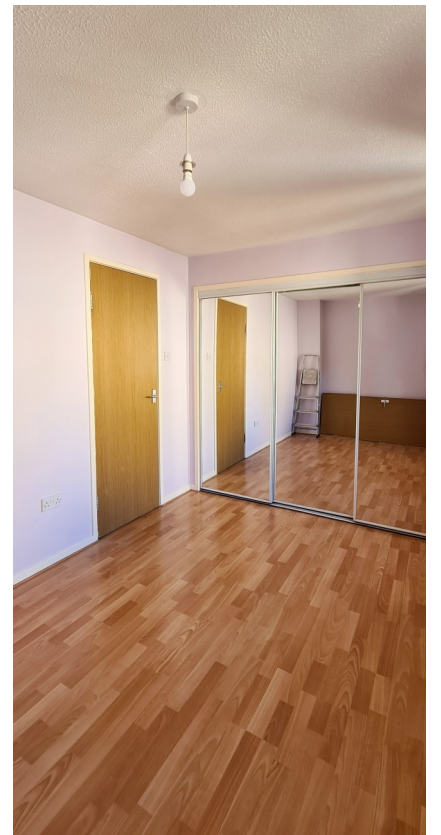


Bedroom 1 - 2.66m x 3.18m

Bright and spacious double bedroom to front. Pendant light. Curtains. Laminate flooring. Double built-in mirrored wardrobe with sliding doors. Shelved cupboard housing water tank (1.21m x 1.01m).

**Bedroom 2 - 2.30m x 3.52m**

Spacious double bedroom to the rear with plenty of natural light from the double windows looking out to the back garden. Pendant light. Curtains. Triple mirrored wardrobe with sliding doors. Laminate flooring.

**Bathroom - 2.01m x 2.13m**

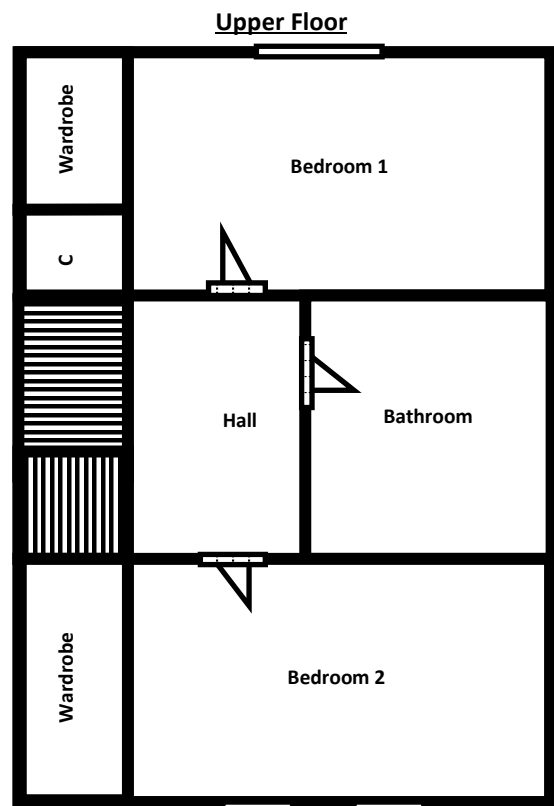
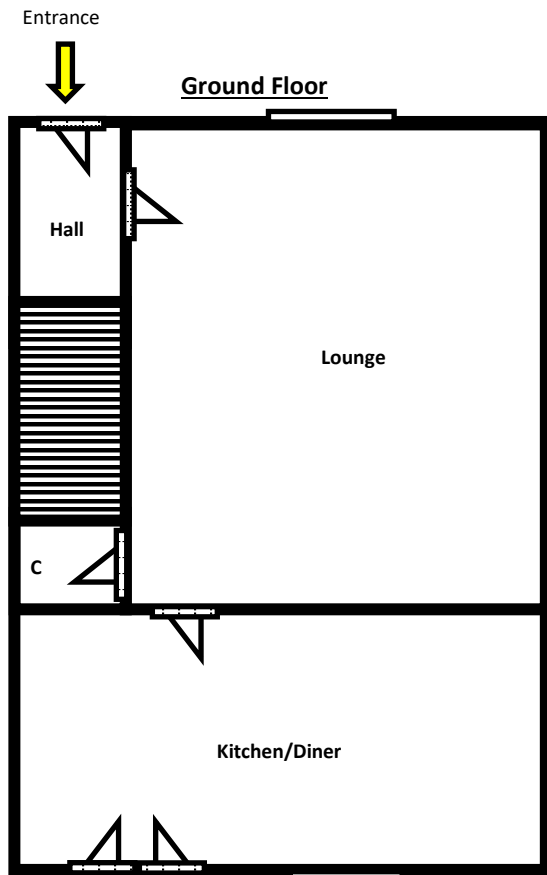
Spacious bathroom. Bath with shower attachment. WC. Wash hand basin with pedestal. Tile splashback. Vinyl flooring. Ceiling light. Extractor fan.

Garden

Exclusive front garden with off-road parking and rear garden.



Floor Plans 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.