



A short walk away

Top Floor Flat, 3 Bishop Terrace Brae, Rothesay, Isle of Bute, PA20 9DW

OFFERS OVER £65,000

A bright and spacious flat just a minutes walk from the seafront. Brilliantly located for shops, pubs, restaurants, ferry and bus services. Ideal first home or holiday retreat. The flat is currently operated as a successful Airbnb. Fabulous potential to form a second bedroom for which drawings are available.

Gas Central Heating. Double Glazing.

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.

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Hall, Lounge, Dining Kitchen, Utility, Bedroom, Bathroom.

Shared drying green to rear.

EPC Rating: D Council Tax Band: A

Zoopla.co.uk
Smarter property search

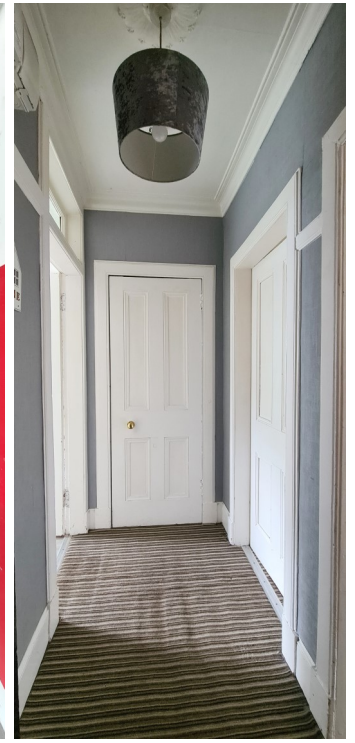
rightmove



Accommodation

Hallway - 2.47m x 1.15m

Plain cornice. Ceiling rose. Pendant light. Smoke alarm. Gas and electricity meters and switchboard. Originals doors to all rooms. Shelves wall press. Carpet.



Lounge - 5.40m at widest x 3.37m

Bright and spacious lounge with large bay window offering a view of the harbour from the side. Pendant light. Ornate fireplace. Curtains. Carpet. Smoke alarm.



Dining Kitchen - 3.33m x 3.69m + 1.29m x 1.80m

Exceptionally bright and spacious dining kitchen with window looking out to Rothesay Bay. Base units with contrast worktop. Tile splashback. Integrated electric hob and oven. Ceiling light. Smoke alarm. Baxi combi boiler. Roller blind. Vinyl flooring. Utility off kitchen. .



Utility - 1.84m x 1.44m

Accessed from kitchen. Windows looking out to Rothesay Bay. Base unit with contrast work top. Stainless steel sink unit with drainer and mixer tap. Pendant light. Vinyl flooring. Roller blind.

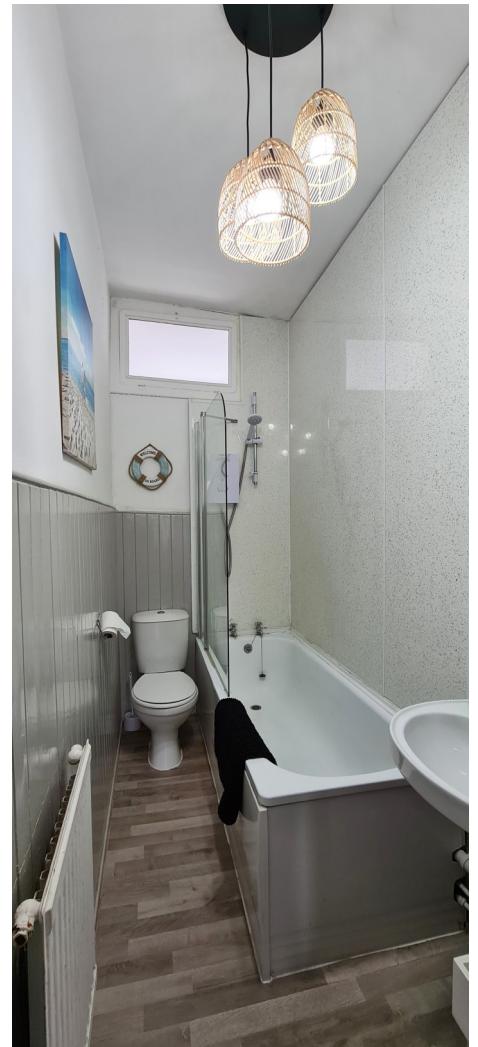
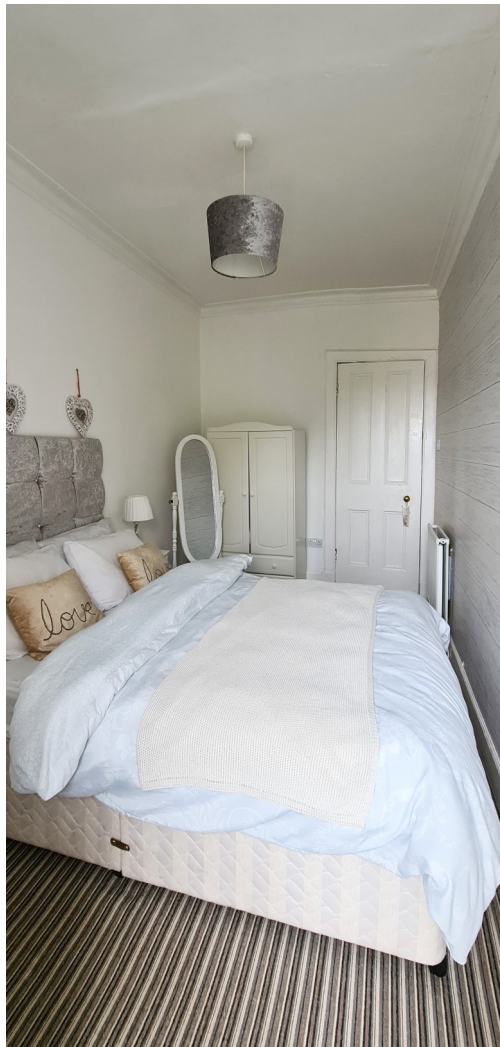


Bedroom - 4.44m x 2.25m

Double bedroom. Window to front. Pendant light. Curtains. Carpet

Bathroom - 1.23m x 2.51m

Bath with electric shower over. WC. Wash hand basin with pedestal. Part wet wall/part wood panel walls. Ceiling light. Vinyl flooring.

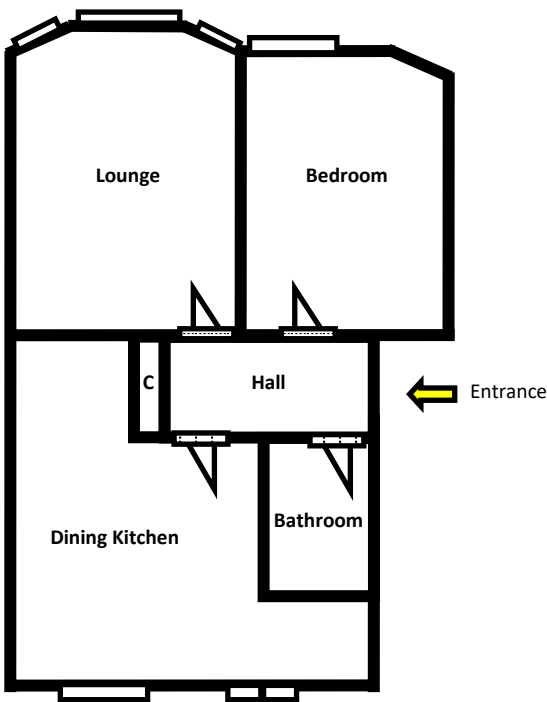


Garden

Shared drying green to 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.