



## **Flat G/1, 73 Ardbeg Road, Rothessay, Isle of Bute, PA20 0NN**

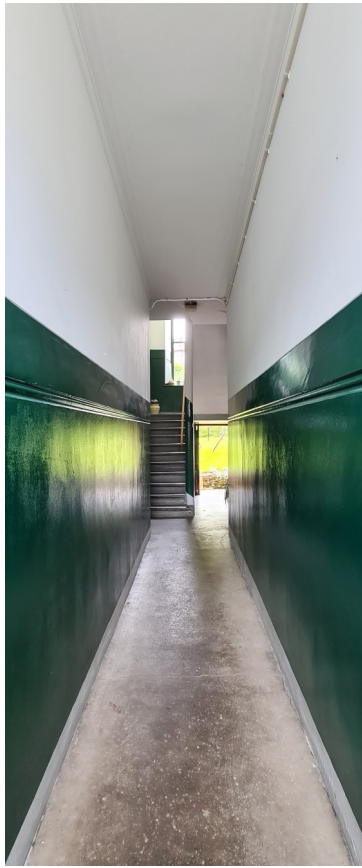
**OFFERS OVER £58,000**

A rare opportunity to purchase a ground floor flat on Ardbeg Road within a well-maintained, sandstone building. Handy for the local shop and with bus services to Rothessay on the doorstep. Exclusive front garden and south facing enclosed shared garden/drying green at rear. Ideal retirement property.

Gas Central Heating. Double Glazing.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothessay 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**

#### **Hall - 2.42m x 2.57m**

Plain cornice. Ceiling rose. Pendant light. Smoke alarm. Original doors to all rooms. Carpet. Shelved cupboard housing Baxi combi boiler (2.61m x 1.22m). Cupboard with shelf and hanging rail (0.59m x 1.10m). Shelved cupboard with electricity meter and switchboard (0.69m x 1.23m).

#### **Lounge - 5.58m x 3.61m**

Spacious lounge with large bay window looking over the well-kept front garden. Plain cornice. Ceiling rose. Ceiling light. Fireplace housing electric fire. Shelved wall press. Curtains. Carpet.





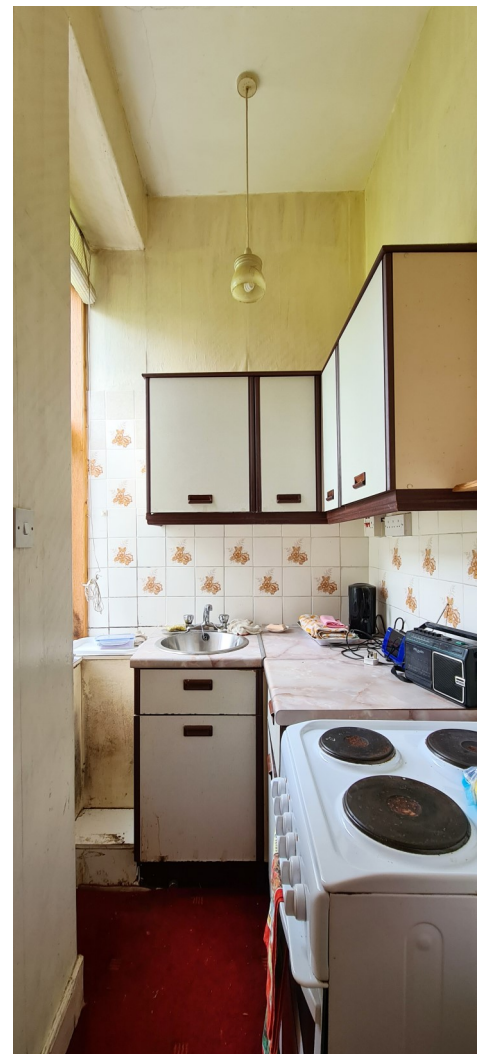


**Dining Room - 3.64m at widest x 5.00m at widest**

Spacious dining room with window to rear. Pendant light. Smoke alarm. Pulley. Tiled fireplace housing gas fire. Shelled wall press. Vertical blinds. Carpet. Scullery off kitchen.

**Scullery - 1.86m x 1.48m**

Pendant light. Smoke alarm. Range of base and wall units. Stainless steel bowl sink. Tile splashback. Electric cooker. Window to rear. Carpet.





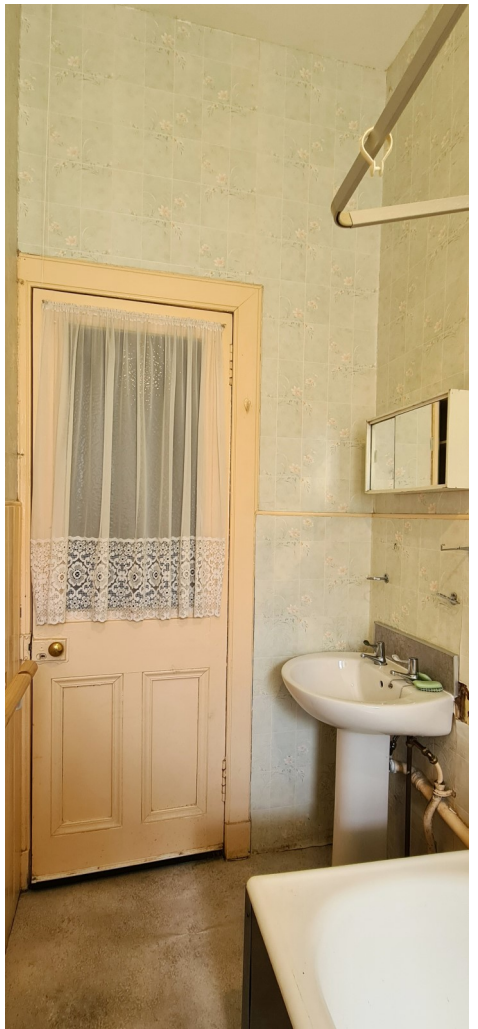
**Bedroom - 4.40m x 2.12m**

Window to front. Plain cornice. Pendant light. Curtains. Blind. Carpet



**Bathroom - 4.08m x 1.35m**

Bath with shower over. Tile splashback. WC. Wash hand basin with pedestal. Pendant light. Vinyl flooring.



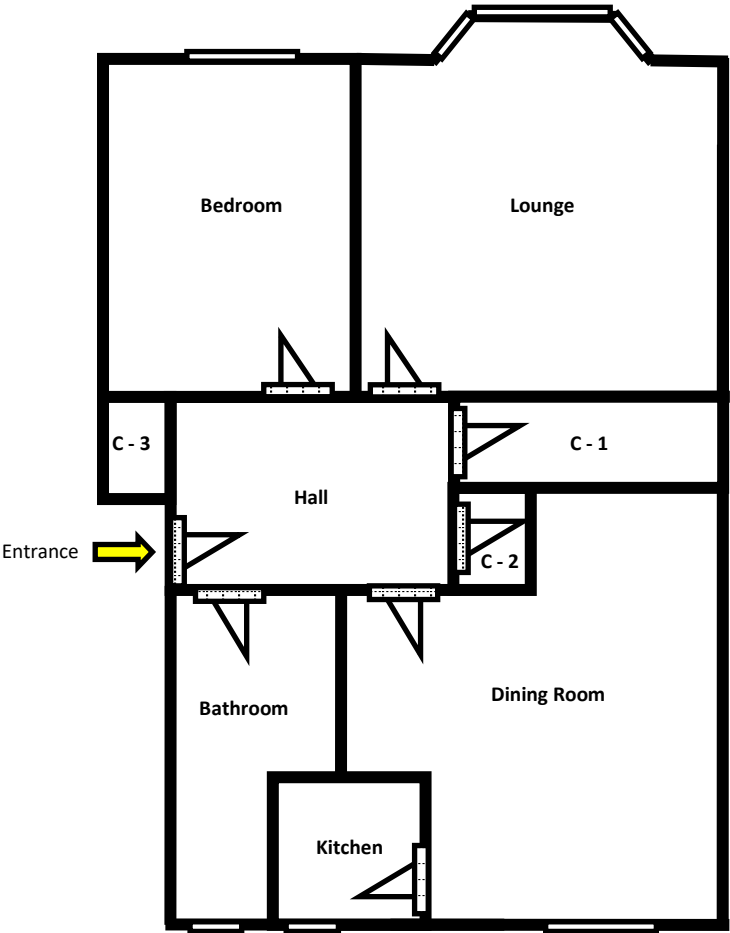


**Garden**

Exclusive front garden. Shared drying green to rear with outbuilding.



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.