



A short walk away

OFFERS OVER £65,000

Flat 1/2, 5 Bishop Terrace Brae, Rothesay, Isle of Bute, PA20 9DW

A bright and spacious first floor flat just a minutes walk from the seafront. Brilliantly located for shops, pubs, restaurants, marina, ferry and bus services. Ideal first home, holiday retreat or Airbnb opportunity.

Gas Central Heating. Double Glazing.

EPC Rating: C Council Tax Band: A

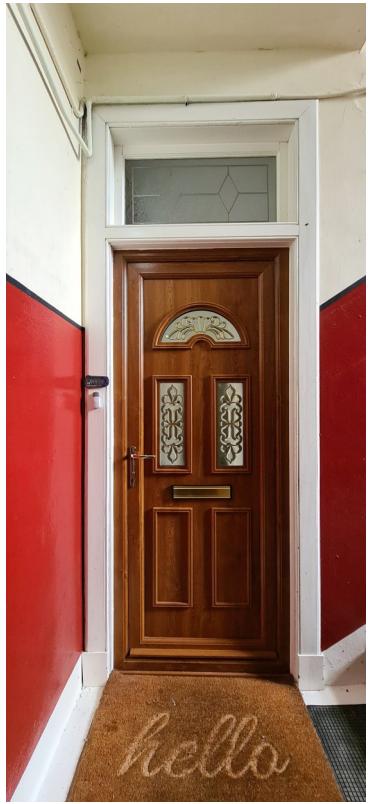


Accommodation

Hallway - 1.26m x 2.46m

Plain cornice. Ceiling rose. Pendant light. Smoke alarm.

Originals doors all rooms. Tiled floor.



Dining Kitchen - 3.97m at widest x 3.68m at widest

Exceptionally bright and spacious dining kitchen with window looking out to Rothesay Bay. Base units with contrast worktop. Stainless sink and drainer with mixer tap. Tile splashback. Roller blinds. Cupboard housing combi boiler. Strip light. Tiled floor.



Bedroom - 4.81m x 2.31

Double bedroom. Window to front. Plain cornice. Pendant light. Venetian and roller blinds. Carpet.

**Box Room/ Study - 2.17m x 2.37m at widest**

Pendant light. Built in triple wardrobe. Laminate flooring.

Bathroom - 4.08m x 1.12 at widest

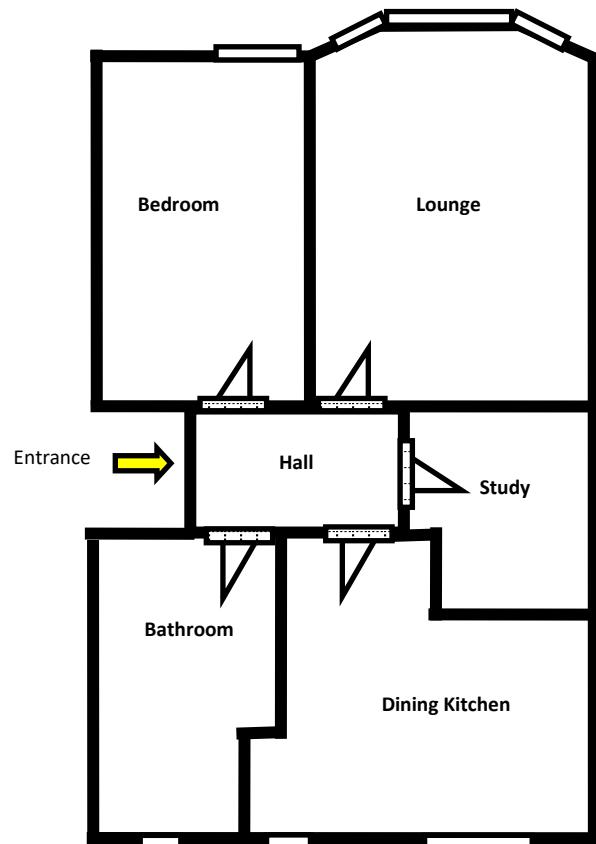
Obscure window to rear. All round tiled walls. Wall mirror. Bath with shower over. Shower curtain. WC. Wash hand basin. Pendant light. Tiled flooring. Cupboard above door. Gas meter in overhead cupboard.

Garden

Shared drying green to rear.



Floor Plan for Guidance Only - Not to Scale



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB

Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

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.