



31a Mountstuart Road, Rothesay, Isle of Bute, PA20 9EB

OFFERS OVER - £295,000

An impressive and beautifully presented three-storey end-terrace family home. Set in a prime seaside position this property boasts spacious accommodation, making it ideal for families seeking a peaceful retreat by the sea with uninterrupted panoramic views from multiple levels. Inside, the accommodation is light and airy, featuring well-proportioned rooms, period features and tasteful décor throughout. Modern and stylish kitchen and bathroom. The easily maintained front garden offers a peaceful spot to enjoy the coastal scenery and to the rear is an enclosed private garden.

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EPI: D Council Tax Band: D
Double Glazing/Gas Central Heating



Ground Floor

Vestibule - 1.10m x 1.34m

A charming entrance porch featuring the original storm door showcasing beyond, a glazed panel door leads into the entrance hall. Ceiling light. Hardwood flooring.

Entrance Hall - 5.42m x 2.24m

A welcoming entrance hall boasting striking feature ceiling lights. Doors lead to the lounge, kitchen, and WC, while a beautiful Victorian staircase, rich in character, ascends to the first floor. Hardwood flooring.

Lounge - 5.53m at widest x 3.41m

A beautifully appointed lounge featuring a stunning sea view from large bay window, flooding the room with natural light. An impressive stone fireplace with an elegant wooden surround, creating a warm and inviting focal point. A charming alcove with built-in cupboard storage below, adding both character and practicality. Enhanced by ornate decorative cornicing and an elegant ceiling rose, highlighting the room's period charm and attention to detail. Ceiling and wall lights. Hardwood flooring.



Dining Kitchen - 4.43m x 2.87m

A stylish and well-appointed modern kitchen featuring a comprehensive range of matching base and wall units, complemented by attractive wood worktops and a tiled splashback. Integrated gas hob, electric oven, and cooker hood. A stainless steel sink with drainer and mixer tap is set beneath a rear-facing window, providing natural light and a pleasant outlook. Convenient breakfast bar, ideal for casual dining or entertaining. Pendant light. Combi boiler. Hardwood flooring.

Porch/Utility - 1.55m x 2.33m

A convenient utility room just off the kitchen. Fitted with plumbing and electrics for laundry appliances and space for fridge. Pendant light. Carpet. Door to rear garden.

WC - 2.36m x 1.11m

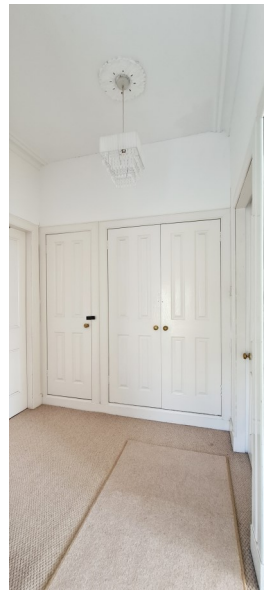
A practical and neatly presented space featuring a WC and a wash hand basin set on a pedestal. Additional storage is provided by an understairs cupboard. Ceiling light. Hardwood flooring.



First Floor

Hall - 2.24m at widest x 2.79m

A bright hallway featuring two built-in storage cupboards—one with a hanging rail and shelf, the other fully shelved—offering practical storage solutions. Pendant light. Carpet.



Bedroom 1 - 5.79m at widest x 3.14m

Spacious double bedroom with large bay window offering stunning panoramic sea views. Ceiling light. Carpet.

Bedroom 2 - 4.50m x 2.89m

Double bedroom with window to rear looking out to the garden. Pendant light. Curtains. Carpet.



Bathroom - 4.53m x 1.79m

A beautiful bathroom featuring a classic roll-top bath as its centrepiece, complemented by a sleek WC and corner shower. The walls are part-tiled blending perfectly with the fully tiled floor. Pendant light.



Upper Floor

Hall - 2.23m x 1.21m

Pendant light. Wall light. Carpet. Doors to bedroom 3, box room and study.

Bedroom 3 - 4.20m at widest x 4.56m at widest

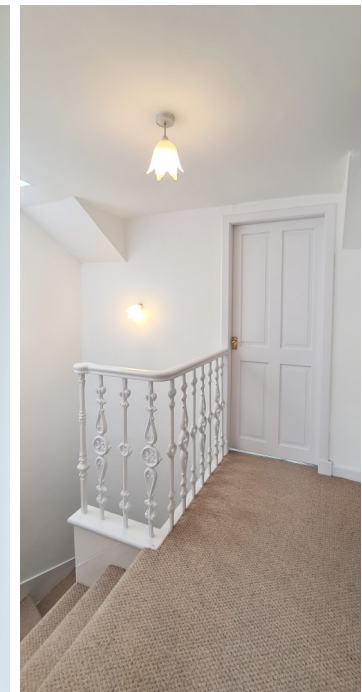
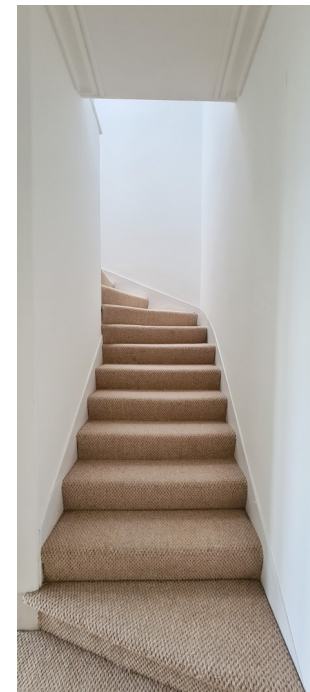
A spacious double bedroom located on the upper floor, offering elevated and unrestricted views. Pendant light. Carpet.

Box Room - 2.04m x 2.57m

Box room with window to rear looking over the rear garden. Pendant light. Carpet

Study - 1.66m x 4.35m

Study offering excellent versatility, with the potential to be reinstated into a bathroom/shower room. This adaptable space provides the perfect opportunity to tailor the home to your individual needs. Pendant light. Carpet.



Garden

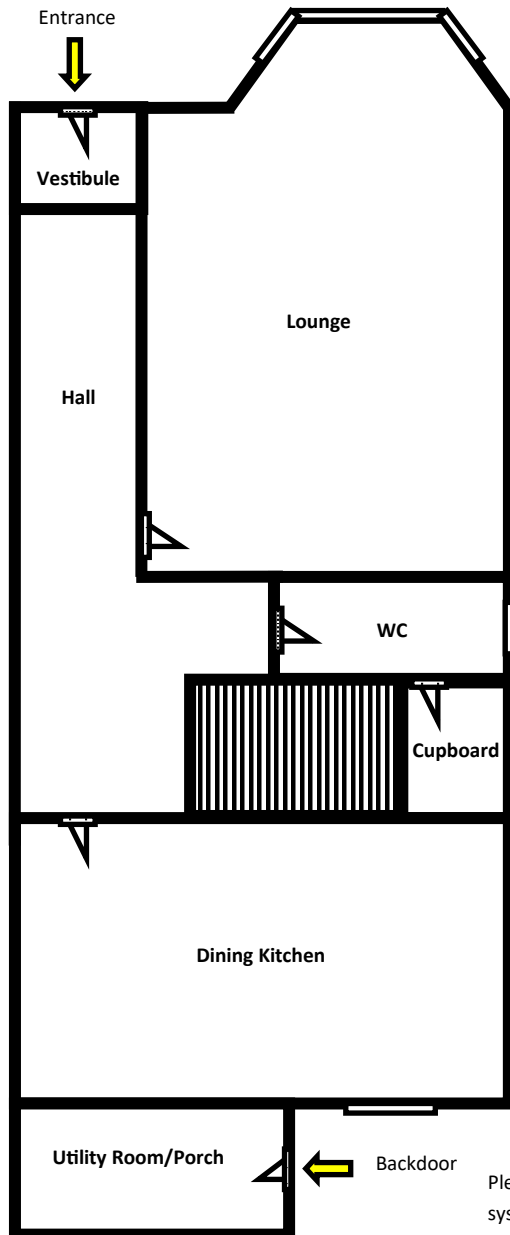
To the front, a paved seating area offers an ideal spot to relax and enjoy stunning sea views. The rear garden is fully enclosed and features a former wash house, seating area, and drying green, providing a secluded and practical outdoor space.



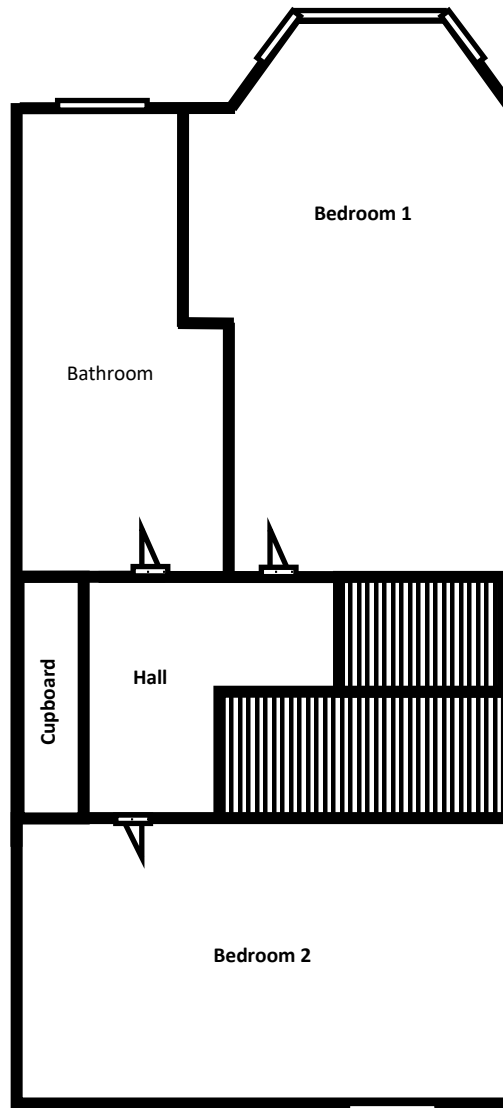


Floor Plan for Guidance Only - Not to Scale

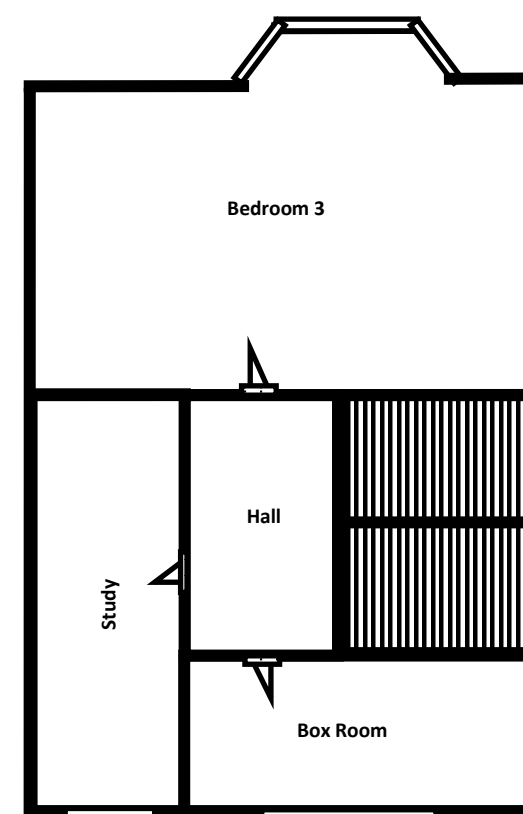
Ground Floor



First Floor



Top Floor



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