



Flat 6, Crichton View, 9 Crichton Road, Rothesay, Isle of Bute, PA20 9JR

OFFERS OVER £185,000

An exceptional opportunity to purchase a beautifully presented, centre first floor flat within a modern development built in 1999. Located on the highly sought-after Crichton Road, this rarely available two bedroom property boasts spectacular, uninterrupted sea views across Rothesay Bay to the Cowal Hills and Loch Striven. The flat is offered in walk-in condition and features neutral décor throughout, creating a light and welcoming living space. The lounge opens onto exclusive balconies—perfect for relaxing and taking in the breathtaking scenery. Private off road parking at rear with designated space. Security entry system. Well-maintained communal garden.

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Hall, Lounge, Kitchen, Bathroom, 2 Bedrooms (one en-suite)
Electric Heating/Double Glazing
EPC: D Council Tax Band: C



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Entrance

Enter via rear communal door with secure entry system. The entrance door is on the first floor and straight ahead after ascending the stairs.



Hall - 6.23m x 2.13m at widest

Spacious hallway with great storage. Shelled cupboard housing electricity meter and switchboard and central heating controls (1.90m x 0.91m). Matching doors to all rooms. Ceiling lights. Smoke alarm. Secure entry handset. Carpet. Loft hatch.



Lounge - 5.20m x 4.17m

This bright and well-proportioned lounge offers a warm and inviting living space, featuring large windows to front and doors to either side leading to the exclusive balconies to enjoy the panoramic sea views towards Loch Striven. A charming decorative fireplace with elegant white surround and brass accents, perfect as a focal point. Neutral-toned walls and carpet. The room benefits from an open-plan design with a convenient breakfast bar creating a seamless connection to the kitchen area. Curtains. Ceiling light.



Kitchen - 1.97m x 2.63m

Fitted with a range of modern base and wall-mounted units, complemented by a contrasting worktop and stylish tiled splashback. Stainless steel bowl sink with mixer tap. The space is completed with durable vinyl flooring and sleek ceiling spotlights. Appliances included in the sale are an electric cooker, dishwasher, washing machine, and fridge/freezer. Spotlights. Smoke alarm.



Bathroom - 1.90m x 2.07m

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, tiled splashback, and a glass shower screen. There is also a pedestal wash basin and a WC. Extractor fan. Electric chrome ladder style towel radiator. Wall mirror. Spotlights. Vinyl flooring.

Bedroom 1 - 4.60m at widest x 3.07m

Double bedroom with fantastic sea views. Door to ensuite shower room. Ceiling light. Curtains. Carpet.

Ensuite Shower Room - 1.91m x 1.51m

Partially tiled shower room. Shower cubical. Triton electric shower. WC. Wash hand basin with pedestal. Vinyl flooring. Towel radiator. Extractor fan. Wall mirror.



Bedroom 2 - 3.61m x 3.07m

Double bedroom with two windows to front to enjoy the wonderful sea view. Ceiling light. Curtains. Carpet.

Garden

Shared drying green to rear. Shared garden surrounding property.

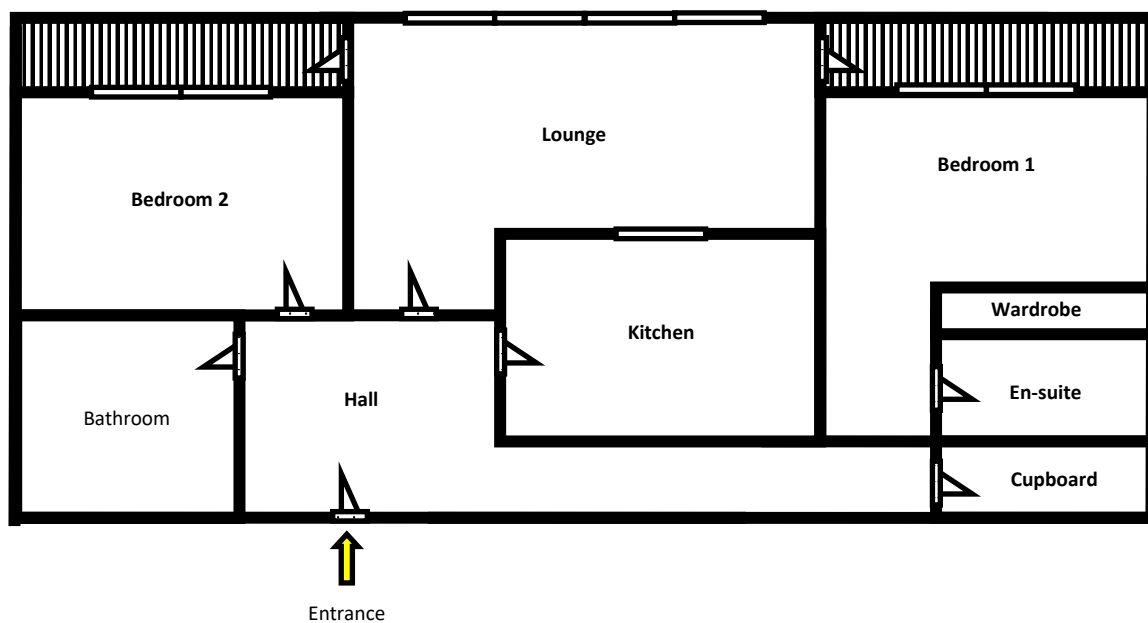
Car Park

Residents parking 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.