



OFFERS IN THE REGION OF £315,000

Duntrune, 52 Crichton Road, Rothesay, Isle of Bute, PA20 9JT

A truly impressive sandstone semi-detached villa, beautifully positioned on Crichton Road commanding attractive sea and hill views. This distinguished property retains a number of fine original features and provides generously proportioned, versatile accommodation suited to a range of requirements. The villa is further enhanced by off-road parking with garage and an exclusive, low-maintenance rear garden incorporating practical outbuildings and a summer house with gravel seating area along with a well-kept lawn to the front. This represents an exceptional opportunity to acquire a residence of considerable character in a highly desirable location.

EPI: D Council Tax Band: F

Double Glazing/Gas Central Heating



Ground Floor

Porch - 3.25m x 2.10m

Modern glazed door to enter porch with windows to rear and side. Pendant light. Tiled floor. Full length glass doors leads into entrance hall.

Entrance Hall - 7.72m x 1.77m

A spacious entrance hall features ornate cornice and decorative corbels, complemented by a central ceiling light. A curved, carpeted staircase ascends to the upper floor, showcasing the original wooden banister and railing. Beneath the stairs, a large understairs cupboard provides generous additional storage.

Lounge - 6.38m at widest x 4.96m

A magnificent room featuring a large bay window to the front, offering stunning views over Rothesay Bay and the Cowal Hills. The space boasts superb original cornice work and intricate ceiling detailing, complete with an ornate ceiling rose and central ceiling light. Open recessed shelving provides attractive display space, while a polished wooden fireplace with electric fire creates a warm focal point. The room is finished with curtains and fitted carpet.



Dining Room to Front - 4.41m x 3.76m

A lovely, bright dining room to the front, enjoying attractive sea and hill views. The room features an ornate cornice, an elegant ceiling rose, and a central ceiling light. A white wooden fire surround with a polished stone insert and hearth houses an electric fire, creating a charming focal point. Open recessed shelving with a cupboard below housing the electricity meter and offers practical storage. The room is finished with curtains and carpet.

Dining Room to Rear— 3.05m x 3.86m

A bright room with two windows overlooking the rear garden. Features include a pendant light, part-panelled walls, and a panelled recess area with overhead storage above and a cupboard with shelving. The room is finished with curtains and carpet, and a glass-panel door leads through to the kitchen.

Kitchen - 4.43m x 2.87m

A well-designed kitchen enjoying plenty of natural light from the window overlooking the courtyard. It offers a range of base and wall units with contrasting worktops and a tiled splashback. Appliances include an integrated gas hob, electric oven, and cooker hood. A stainless steel sink with drainer and mixer tap sits beneath the window. The kitchen features a tiled floor, with a door leading to the shower room and another door providing access to the stairway to Bedroom 4.



Former Maid's Room (Bedroom 4) - 4.17m x 2.72m

Stairs from the kitchen lead to a lovely, bright bedroom overlooking the rear garden. The room features a wood-panelled ceiling, pendant light, built-in cupboard, and a wall-hung wash hand basin. Finished with curtains and carpet, it offers a comfortable and practical space.

Shower Room - 1.30m x 2.95m

A door from the kitchen leads to the fully tiled shower room, featuring a wood-panelled ceiling, a shower cabinet with a Mira Jump electric shower, and a vanity basin with cupboard storage below. Additional features include a shaver point with light and carpet flooring. A separate WC compartment with a tiled floor completes this practical space.

Bedroom 1 - 3.15m x 3.41m

A bright and sunny bedroom with views over the beautiful garden. The room features plain cornice, pendant light, curtains, vertical blinds, fitted carpet, and a wall press for additional storage.



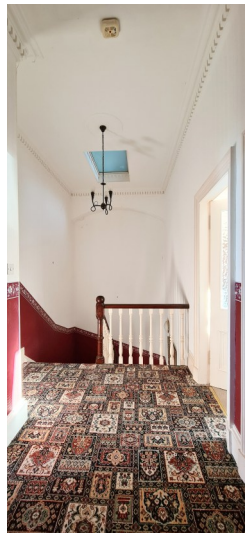
Upper Floor

Hall - 3.30m x 1.78m

The upper hall features ornate cornice, pendant light, and fitted carpet. Loft access.

Lounge - 6.38m x 4.97m

Beautiful, spacious room featuring elevated sea and hill views. The space retains its original ornate cornice and detailed ceiling with an intricate ceiling rose. An original marble fireplace with a tiled hearth and brass-effect fender houses a multi-fuel stove. The room is finished with a central ceiling light and curtains.



Bedroom 2 - 4.16m x 3.74m

Lovely, bright room with beautiful sea and hill views. Features include an ornate cornice, pendant light, curtains, and fitted carpet.

Bedroom 3 - 3.32m x 4.03m

Rear-facing bedroom with window overlooking the back of the property. Includes a vanity sink with storage below, wall press, pendant light, curtains, roller blind, and fitted carpet.

Bathroom - 4.20m x 2.91m

Exceptionally spacious, fully tiled bathroom featuring spotlights, a corner bath, corner shower with Mira Select control, bidet, WC, and a vanity sink with mirror and shelving.

Study - 3.09m x 1.55m

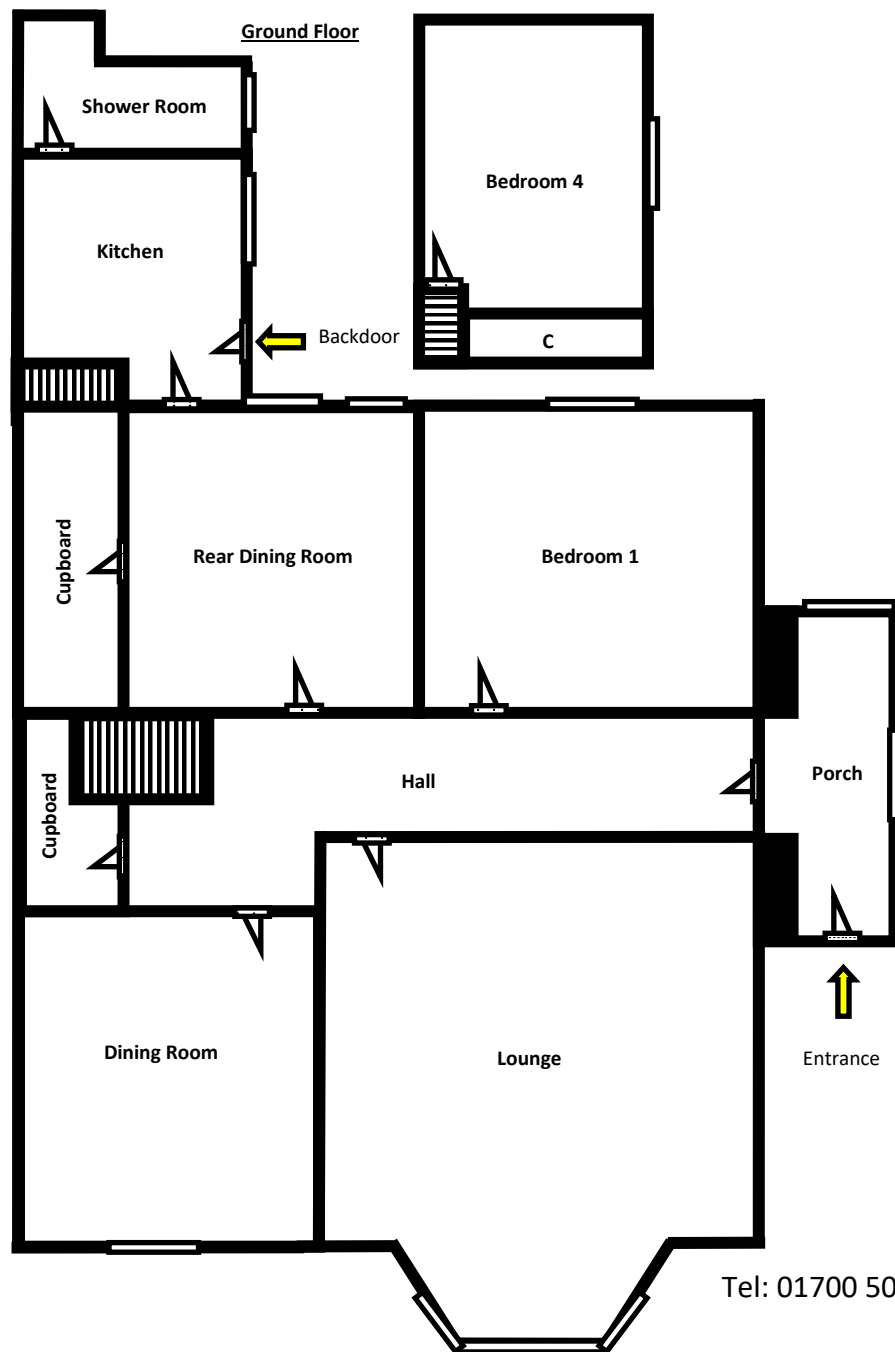
Study/office with an obscure-glazed window to the rear, lowered wood-panelled ceiling, storage shelving, and fitted carpet.



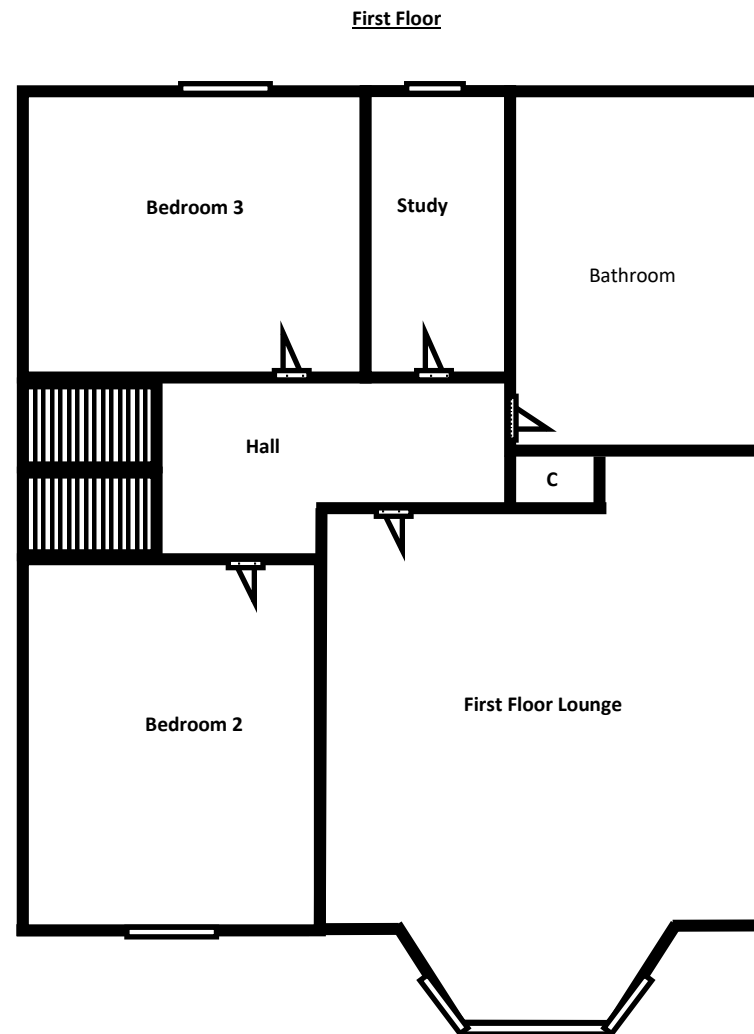
Garden

Low-maintenance rear garden incorporating practical outbuildings and a summer house with gravel seating area and a well-kept lawn to the front. Off-road parking and garage.





Floor Plan for Guidance Only - Not to Scale



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