



WM SKELTON & CO



FIXED PRICE - £95,000

17C Mill Street, Rothesay, Isle of Bute, PA20 0EY

This beautifully presented three-bedroom family home is ideally located just a short walk from the town centre, offering excellent access to shops, schools, and local amenities. Recently renovated, the property is in true walk-in condition with fresh, neutral décor throughout. The home benefits from a newly installed shower room, new carpets, and new internal doors. The modern kitchen and efficient boiler were fitted around two years ago.

Outside, the property boasts a shared drying green and exclusively used shed and decked area, perfect for outdoor dining, relaxation, or additional storage. An ideal move-in-ready home in a highly convenient location.

Gas Central Heating/Double Glazing

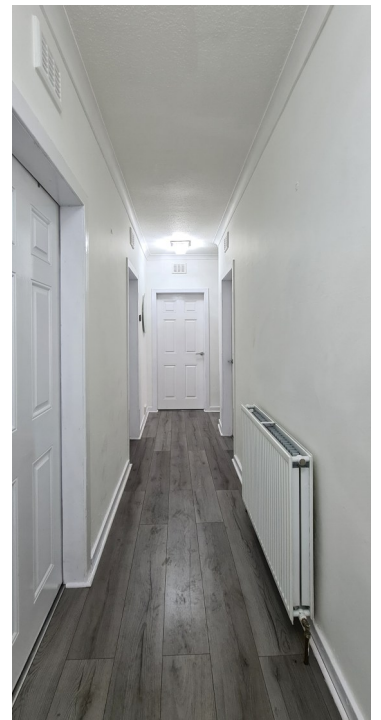
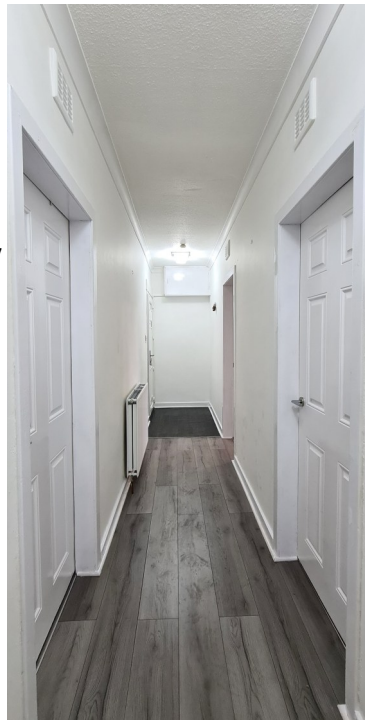
EPC Rating: B Council Tax Band: A



Accommodation

Hall - 6.39m x 1.08m + 1.59m x 0.80m

A bright, modern hall featuring matching doors to all rooms, flush-mounted ceiling lights, and a plain contemporary cornice. A smoke alarm is installed, and the durable laminate flooring creates a clean, cohesive look. The space also includes a convenient cupboard for additional storage.



Lounge - 5.44m x 3.96m

A bright and spacious lounge with ample room for dining, featuring three front-facing windows, a ceiling light, curtains, and comfortable carpet flooring.



Kitchen - 4.07m x 2.37m

A modern galley-style kitchen set off the lounge, fitted with a range of base and wall units, contrasting worktops, and wet-wall panelling. It includes a stainless steel sink with drainer and mixer tap, integrated gas hob, electric oven, and stainless steel cooker hood. The room features vinyl flooring, an Ideal combi boiler (2 years old), plain cornice, and a ceiling light. A rear-facing window provides views over the garden, and there is also a cupboard for additional storage.



Shower Room - 2.50m x 1.44m

A contemporary shower room featuring full wet-wall panelling, a large shower cubicle with a mixer shower, a WC, and a bowl-style wash-hand vanity unit. Flush ceiling light and vinyl flooring.



Bedroom 1 - 4.09m x 3.83m

A spacious bedroom with a window overlooking the garden, complete with curtains, a ceiling light, and carpet.

**Bedroom 2 - 4.20m x 3.01m**

A spacious bedroom with a front-facing window, curtains, a ceiling light, carpet, and a built-in cupboard.

**Bedroom 3 - 4.20m x 2.80m**

A well-proportioned bedroom with a front-facing window, complete with curtains, a ceiling light, and carpet.

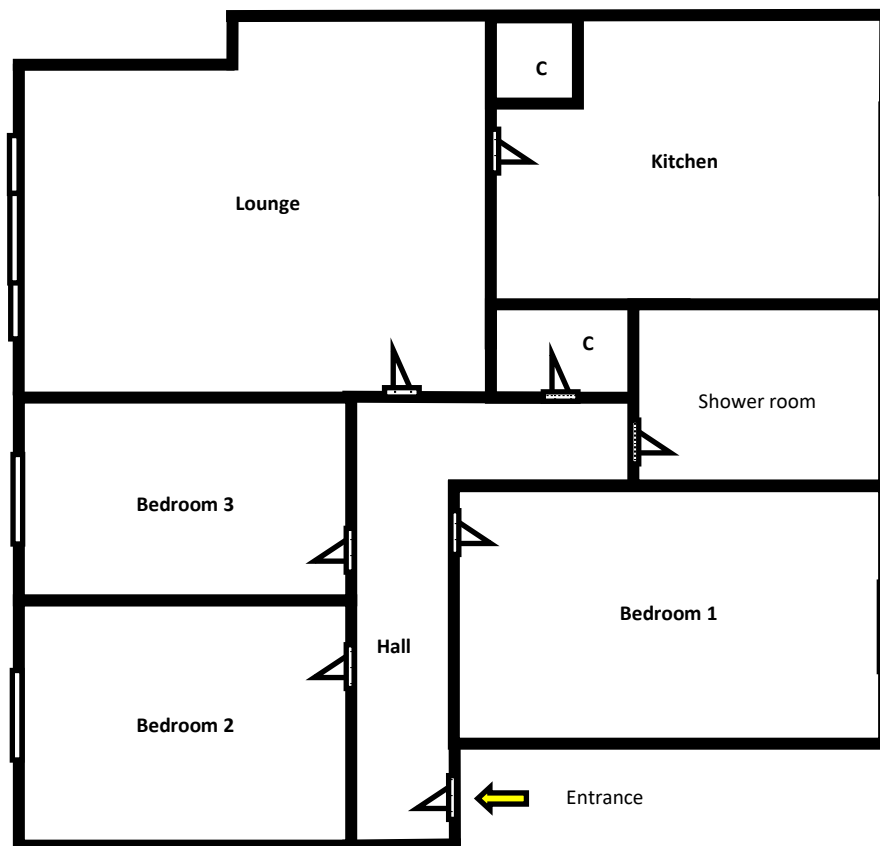


Garden

Shared drying green and exclusively used shed and decked area.



Floor Plan for Guidance Only - Not to Scale



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

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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.