



**26 Castle Street, Rothesay, Isle of Bute, PA20 9HA**

**Offers over £50,000**

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## 26 CASTLE STREET, ROTHESAY, ISLE OF BUTE, PA20 9HA

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An attractive Category C Listed stone two-storey building of traditional construction, displaying characteristic coursed stonework and original architectural detailing. The side of the building features tall, multi-pane windows set within stone surrounds, providing excellent natural light to both levels. The pitched slate roof incorporates gabled sections, enhancing the building's historic character and presence. Refurbishment is required throughout.

The building occupies a prominent and convenient position close to Rothesay town centre and the ferry terminal, reinforcing its suitability for redevelopment or adaptive re-use, subject to relevant local authority consents.

### COMPRISSES:

- **Function hall**
- **Catering facilities**
- **Potential for a one bedroom flat dwellinghouse on the first floor**
- **Small enclosed walled garden to rear**
- **Scope for improvement/redevelopment**

### FURTHER INFORMATION:

- **The property is connected to mains supplies of water, gas, electricity and drainage. Space heating and hot water are generated by two independent gas central heating systems, one for each floor.**



## GROUND FLOOR:

The ground floor provides a function hall, catering kitchen and WC facilities.

Entrance Hallway - 5.56m x 1.66m at widest

Function Hall - 9.27m x 3.86m at widest

Kitchen - 4.19m x 2.72m

WC - 1.98m x 1.44m

Ground Floor gross internal floor area 70.06 sq m (754 sq ft)



## UPPER FLOOR:

On the upper floor are two rooms, a kitchen and a bathroom, offering potential to form a one-bedroom flatted dwelling.

Hall - 4.93m x 1.77m at widest

Kitchen - 4.94 at widest x 3.56m at widest

Room 1 - 5.60m x 3.42m

Room 2 - 3.13m x 3.15m

Bathroom - 3.15m x 1.45m

Hall with fire exit - 3.74m x 0.99m

Upper Floor gross internal floor area 66.50 sq m (716 sq ft)





### 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.