



WM SKELTON & CO



Lily Bank, Glebelands, Rothesay, Isle of Bute, PA20 9HN

Offers over £215,000

LILY BANK, GLEBELANDS, ROTHESAY, ISLE OF BUTE, PA20 9HN

An attractive detached property occupying a generous plot and enjoying an elevated position with far-reaching views. The property offers considerable character and excellent outside space, with a mature front garden, extensive rear and side gardens, and valuable off-road parking. The house has an appealing traditional appearance, with a distinctive bay-fronted elevation. The extensive gardens are a particular feature of the property, incorporating large areas of lawn, mature borders, established shrubs and trees. There is ample room for outdoor seating, entertaining, gardening and family use, together with a useful timber shed providing additional storage. The combination of generous gardens, off-road parking, attractive views and a substantial detached home makes this a particularly appealing property with excellent potential for a variety of buyers.

COMPRISES:

- Lounge
- Front room
- Kitchen
- Dining Room
- 3 bedrooms
- Bathroom
- Study
- Shower Room



Accommodation:

Vestibule - 1.36m x 1.28m

A charming entrance vestibule providing a warm and inviting first impression. The space features attractive timber flooring

Hall

A spacious entrance hall with attractive period-style detailing and a generous layout. The hallway provides access to the accommodation beyond and features a traditional carpeted floor, neutral décor and a striking exposed timber staircase. Large cupboard housing Baxi combi boiler (3.04m x 1.21m).

Lounge - 3.70m x 5.40m

A generously proportioned and characterful lounge, featuring an impressive bay window that floods the space with natural light and offers attractive views.. The room retains a wealth of traditional character, including decorative cornicing, a feature fireplace housing gas fire with ornate surround and a charming period-style ceiling rose.

Front Room - 3.70m x 5.40m

A substantial second reception room offering generous proportions and a comfortable, versatile layout. The room features a striking bay window, allowing plenty of natural light to enter while providing attractive views over the surrounding area. A handsome stone fireplace housing gas coal-effect fire forms a focal point, complemented by traditional cornicing, a decorative ceiling rose and period-style detailing.



Kitchen - 1.88m x 5.30m

A well-appointed fitted kitchen with a range of wall and base units, generous worktop space and a sink with drainer and mixer tap. The room features attractive timber-clad ceilings, laminate flooring and plenty of natural light from the rear and side facing windows. A glazed door provides direct access to the rear garden.

**Dining Room - 3.69m x 4.95m**

A spacious dining room room with ample space for a substantial dining table and chairs. An attractive arched opening leads through to the kitchen, creating a sociable connection between the two rooms.

**Bedroom 1 - 3.03m x 2.80m**

A bright and well-proportioned double bedroom with large window to side overlooking the garden.



Bedroom 2 - 3.17m x 3.37m

A bright double bedroom with large window to side providing plenty of natural light.

Bathroom - 2.07m x 1.52m

A well-appointed family bathroom comprising a panelled bath with glazed shower screen and overhead shower, wash hand basin and WC. The room features light blue wall panelling, a large frosted window providing natural light and useful mirrored storage above the basin.

**Upper Floor****Hall - 2.67m x 0.93m**

Upper hall with cupboard. Access to bedroom 3, study and shower room.

Bedroom 3 - 2.12m x 5.33m

A spacious double bedroom with a bright and airy feel, featuring a large rear-facing window overlooking the garden.

Study - 2.63m x 1.91m

A useful study with access to the loft offering excellent additional storage. The room benefits from a Velux-style roof window, providing natural light.



Shower Room - 2.71m x 2.76m

A spacious and well-presented shower room featuring a large glazed shower enclosure with a wall-mounted shower, WC and vanity wash hand basin. The room is finished with attractive blue walls and tile-effect vinyl flooring, complemented by a heated towel rail. A large frosted window provides plenty of natural light while maintaining privacy.

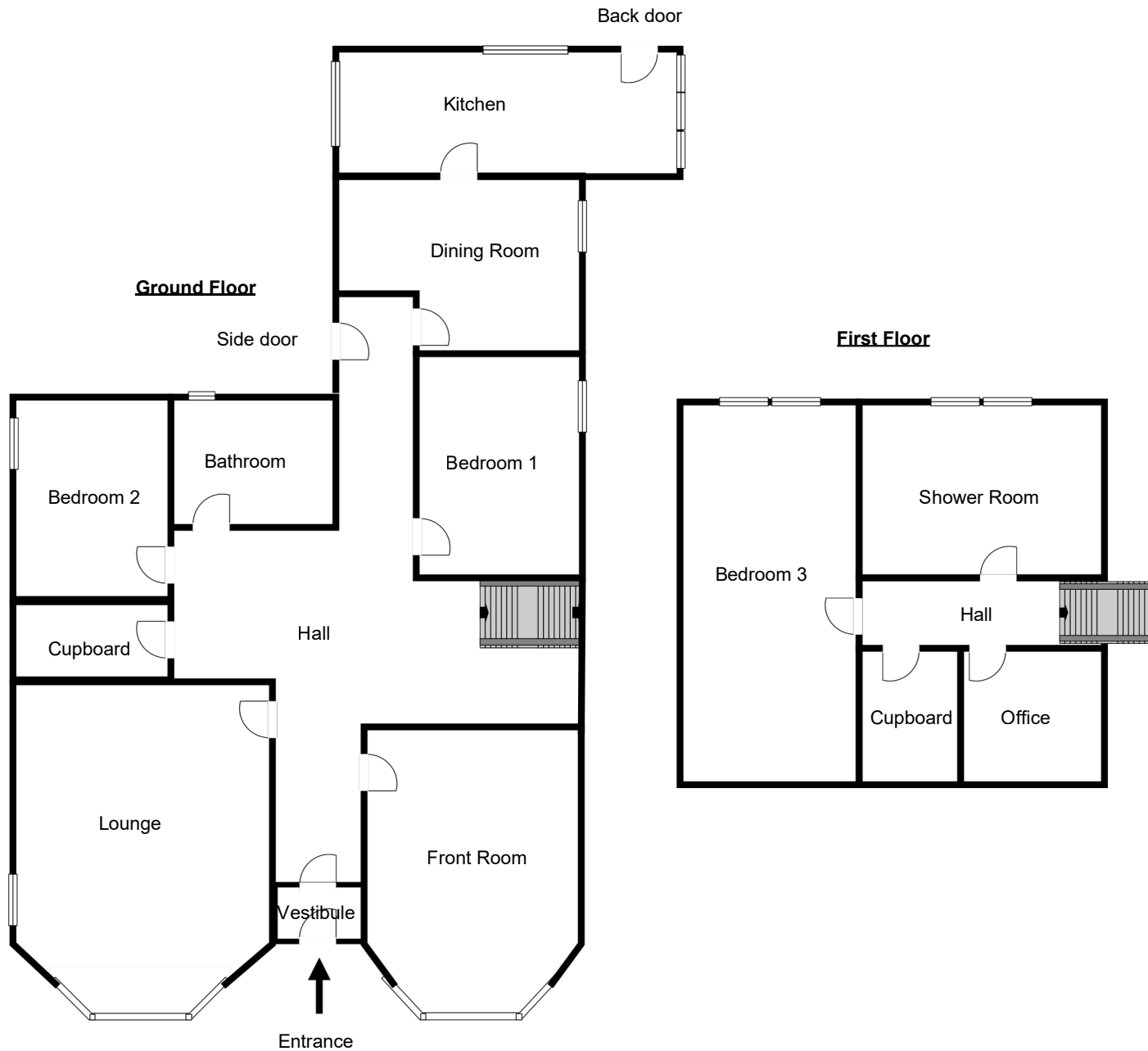


Garden

The property is approached via a well-established front garden, enclosed by an attractive traditional stone boundary wall with a wrought-iron pedestrian gate and steps leading to the front entrance. The garden features established planting, mature shrubs and ornamental grasses, creating an attractive and welcoming approach. A paved path leads directly to the front door, with additional off-street parking provided to the side. To the rear there is a generous lawn offering excellent space for outdoor enjoyment. The garden is thoughtfully divided into different levels, with established hedging and trees. A paved patio area with shed provides an ideal space for outdoor seating and entertaining, with steps leading up through the gardens.



FLOOR PLAN - 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.