



WM SKELTON & CO



**Upper Flat, 1 Mountstuart Road, Rothesay, Isle of Bute, PA20 9DY**  
**Offers over £175,000**

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## UPPER FLAT, 1 MOUNTSTUART ROAD, ROTHESAY, ISLE OF BUTE, PA20 9DY

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An elegant and generously proportioned upper flat commanding breathtaking views towards the Cowal Hills and Loch Striven. The beautifully appointed lounge boasts dual-aspect windows, creating a light-filled space ideal for both relaxing and entertaining while enjoying the ever-changing outlook, including the passing ferry. The dining room and master bedroom are equally impressive, each featuring windows to the front that frame the same stunning vistas, enhancing the sense of space and tranquillity throughout the home. Well presented throughout, and decorated in neutral tones. Externally, the property benefits from a garden/drying green, a shared driveway with ample parking, and the added potential to erect a garage.

### COMPRISES:

- Lounge
- Kitchen
- Bathroom
- 2 bedrooms (one ensuite)
- Dining room/third bedroom
- Driveway (with right to erect a garage)
- Garden



Double Glazing/Gas Central Heating

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## Accommodation:

### Porch - 1.26m x 1.20m

Porch offering a practical and low-maintenance space. The porch leads into the home and provides a useful buffer from the outside elements. For added convenience and security, the property is equipped with a camera intercom system, allowing residents to control access and communicate with visitors with ease.



### Hall - 5.56m x 1.48m

Bright and welcoming hallway featuring a simple yet elegant cornice and decorative ceiling rose that add character to the space. Large storage cupboard.



### Lounge - 4.44m x 5.13m

Bright and spacious lounge flooded with natural light, thanks to two large windows positioned to the front and side, both enjoying attractive town and sea views. This dual-aspect layout enhances the sense of openness and provides a pleasant outlook throughout the day. The room features partial ornate cornicing, adding a touch of character, along with a central ceiling light. Ornate fireplace housing a gas fire with remote control for added comfort and convenience.



### Kitchen - 3.99m x 2.83m

The kitchen enjoys a large window that fills the space with natural light while offering attractive town and sea views. Fitted with a range of base and wall-mounted units and contrasting worktops. There is an integrated hob and oven, along with a display cabinet adding a decorative touch.

### Master Bedroom - 5.06m at widest x 4.43m

The generous master bedroom is positioned to the front of the property and enjoys a large window framing spectacular sea views, creating a bright and relaxing space.

The room features a plain cornice, adding a subtle touch of character, and offers ample space for furnishings. The master further benefits from an en-suite, providing added privacy and convenience.



### Ensuite Shower Room - 1.06m x 2.26m

The en-suite is fitted with spotlights and an extractor fan. The suite comprises a corner shower cubicle with electric shower, along with a wash hand basin set on a pedestal. A mirror with light above provides practical illumination.



### Bedroom 2 - 2.97m x 3.98m

This well-proportioned bedroom features a window to the side, allowing for natural light. The room is finished with a plain cornice and a central pendant light. A vanity unit with integrated wash hand basin adds a practical and convenient touch, making the space both functional and versatile.



### Bedroom 3/Dining Room - 5.15m x 2.56m

The third bedroom offers excellent versatility and can equally be utilised as a dining room, depending on individual requirements. The room features partial ornate corncicing, adding a touch of character, along with a central ceiling light. A window to the front provides natural light and enjoys attractive sea views, enhancing the appeal of this flexible living space.



### **Bathroom - 1.68m x 2.29m**

The bathroom benefits from an obscure glazed window to the rear, allowing for natural light while maintaining privacy. The walls are partially tiled, offering a practical and easy-to-maintain finish. The suite comprises a bath with shower over, along with a vanity unit incorporating a wash hand basin. A mirror with light above completes the space, providing both functionality and convenience.



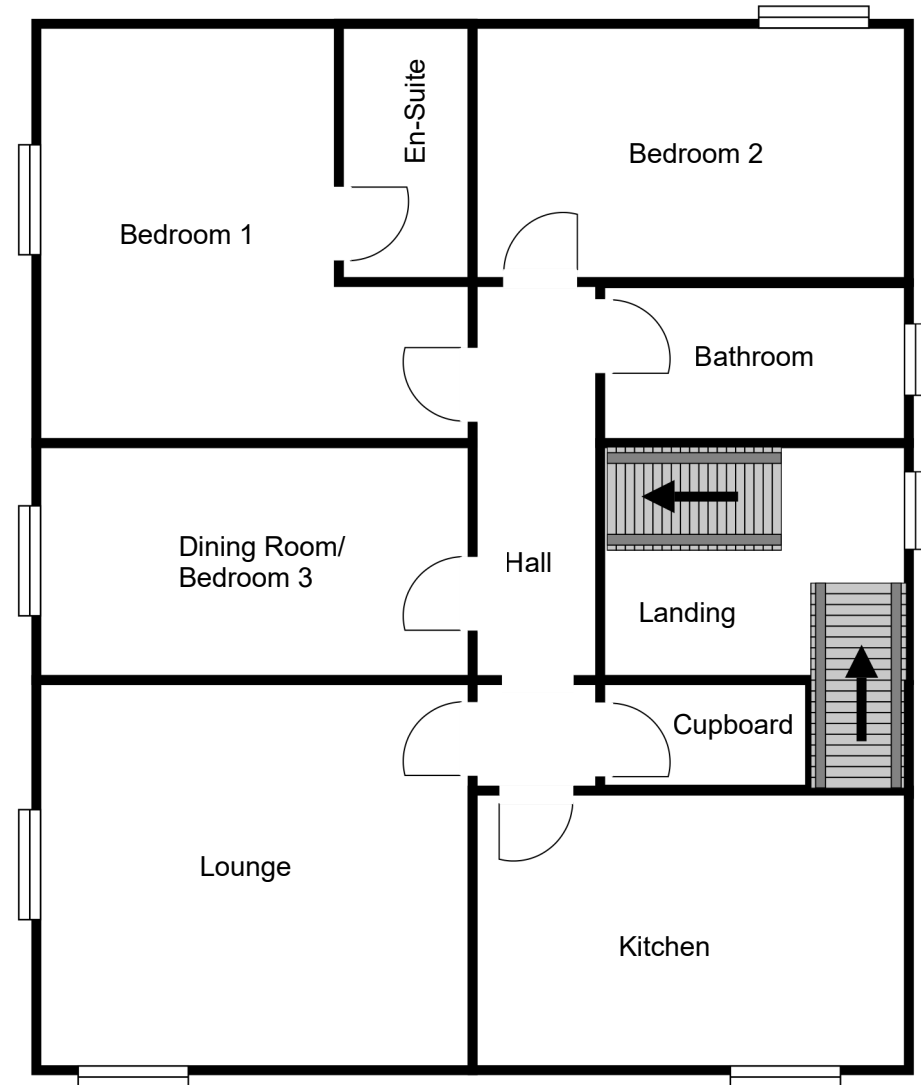
### **Garden**

Externally, the property benefits from a garden area to the side, providing a pleasant outdoor space with scope for relaxation or further landscaping. A gravel driveway offers ample off-street parking and is complemented by a small shed, ideal for additional storage. Additionally there is the option to erect a garage on a specific part of the driveway.





## 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.