



WM SKELTON & CO



1/2, 28 Castle Street, Rothesay, Isle of Bute, PA20 9HA
Offers in the region of £85,000

1/2, 28 CASTLE STREET, ROTHESAY, ISLE OF BUTE, PA20 9HA

An impressive three-bedroom maisonette arranged over the first and attic floors, offering exceptionally spacious and versatile accommodation in a convenient town location. The property enjoys fantastic elevated views over the rooftops towards Rothesay Bay. The generous accommodation comprises a bright lounge, separate dining room, and well-proportioned kitchen, providing excellent living and entertaining space rarely found in this type of property. Three spacious bedrooms offer flexible options for family living, guests, or home working, while the layout across two floors adds character and practicality. Ideally located close to local amenities, the town centre, and ferry terminal, this substantial home combines convenience, space, and superb views, making it an excellent opportunity.

COMPRISES:

- Lounge
- Dining room
- Kitchen
- 3 bedrooms
- Bathroom
- Shared garden



Accommodation:

First Floor

Hall - 2.67m x 1.30m + 2.68m x 1.26m at widest

A welcoming entrance hallway, featuring, wall lights, carpet, large understairs cupboard and a further two small cupboards, neutral décor and a staircase leading to the upper floor.

Lounge - 4.22m x 3.75m

A bright and spacious lounge offering a pleasant outlook over Castle Street and Serpentine Road. The room features a neutral finish, fitted carpet and wall lights.

Dining room - 3.34m x 4.03m

Spacious dining room conveniently just off the lounge and kitchen. The room features a feature fireplace, wall lights and fitted carpet.

Kitchen - 3.57m x 3.36m + 1.11m x 0.88m

A bright and spacious kitchen with space for dining featuring a range of wall and base units, contrast worktop, stainless steel sink unit with drainer and mixer tap, freestanding gas cooker and cooker hood. Flush ceiling light. Vinyl flooring.



Bedroom 3 - 1.88m x 3.35m

Bright bedroom to front with a pleasant outlook to front. Venetian blinds. Carpet.

Upper Floor**Hall - 2.66m x 1.14m + 2.88m x 0.90m**

Upper hall with doors to Bedrooms 1,2 and bathroom. Large cupboard with shelving and loft access (1.81m x 1.51m).

Bedroom 1 - 3.36m x 5.00m

A generously proportioned double bedroom with a bay window to front offering fantastic views over roof tops towards Rothesay Bay. Pendant light. Carpet.

Bedroom 2 - 3.64m at widest x 3.74m at widest

Double bedroom with large window to rear looking over garden. Pendant light. Carpet.

Bathroom - 2.21m x 2.01m

A bright partially tiled bathroom featuring a white suite comprising a bath with overhead shower, ash hand basin and WC. Vinyl flooring.

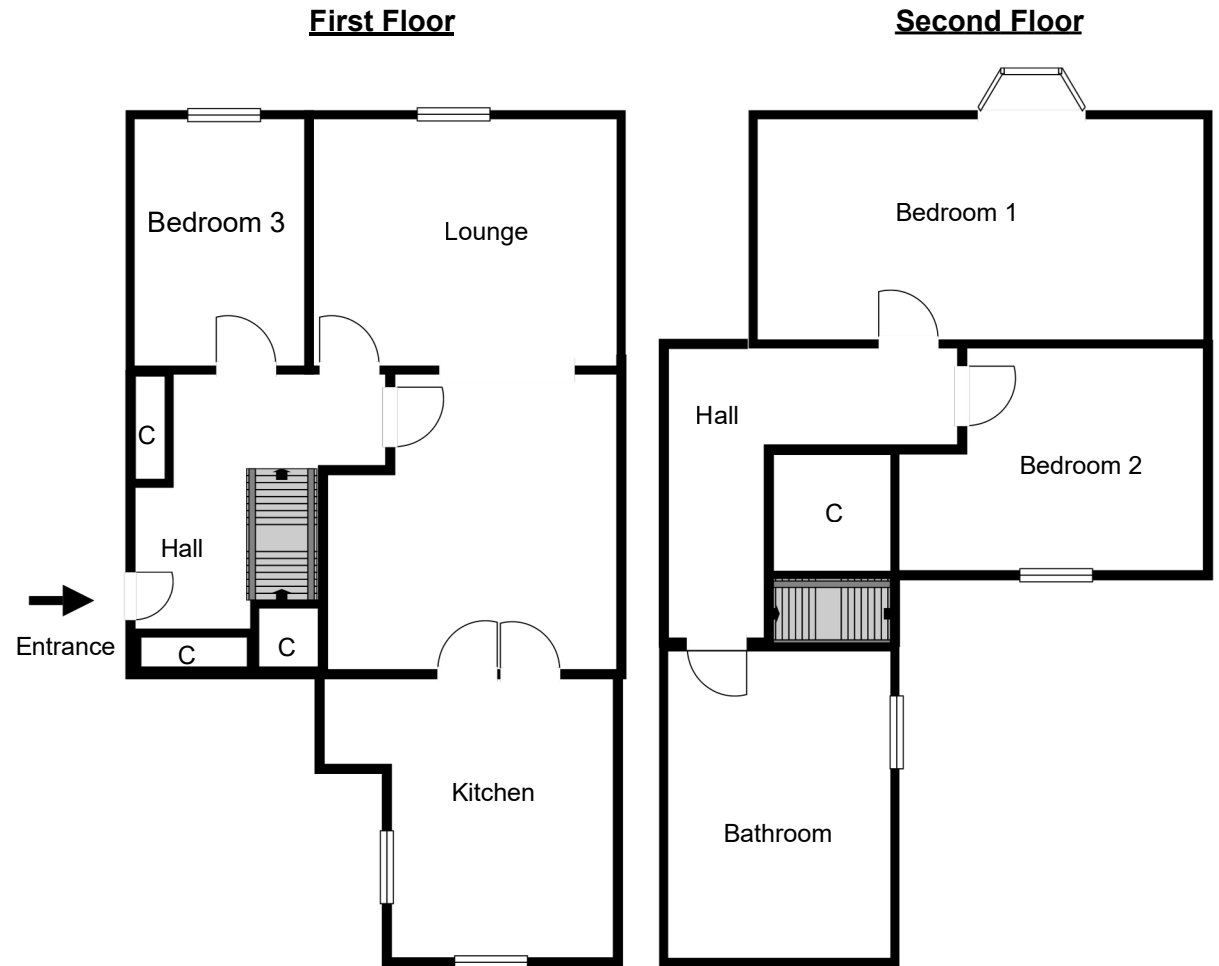


Outside

A well-maintained shared rear garden offering a great outdoor space ideal for relaxing and entertaining.



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.