



Highlander House, 28 Battery Place, Rothesay, Isle of Bute

www.robbsresidential.com







Highlander House

28 Battery Place, Rothesay,
Isle of Bute, PA20 9DU

Wemyss Bay (via ferry) 35 minutes Wemyss Bay to Glasgow Airport 24 miles,
Wemyss Bay to Glasgow City Centre 32 miles

A beautifully presented income producing semi-detached period house with sublime waterscape views over Rothesay Bay, the Firth of Clyde, Loch Striven and the eastern Kyles of Bute.

Ground Floor:

Outer door to entrance vestibule, reception hallway, inner hallway, guest sitting/dining room, guest TV room, refitted kitchen, shelved larder off. Utility room/store, to laundry room. Connecting door to owner's accommodation, sitting room, bath and shower room, bedroom. From the main reception hallway access to cloakroom and wc, letting room 2 with en suite shower room.

First Floor:

Period stone staircase to first floor hallway, letting room 3 with en suite shower room, letting room 4 with en suite shower room, letting room 5 with en suite shower room, letting room 6 with en suite shower room.

Second Floor:

Timber staircase to second floor upper hallway, shower room with linen store, room 7, room 8, bathroom.

Outbuildings:

Garden shed, outdoor access to laundry, second garden shed at rear of gardens.

Gardens:

Gate piers to concrete low maintenance driveway and vehicle hardstanding, space for guest alfresco dining and sundowners bounded by low level close board fence, mixed hedging and neatly pruned evergreen hedge to the front. Mature palm, well stocked flower beds. Landscaped rear gardens providing sheltered deck area, fronted by a low-level stone retaining wall with steps to gravel terrace with circular block and paving stone detail, all surrounded by stocked flower beds, central pathway and steps to rear shed. Neighbouring woodland provides a leafy sheltered backdrop. Rear gardens are bounded by mixed hedging and protected by deer fencing.

About 0.179 acres.

Situation

Highlander House is situated on Battery Place which forms part of the eastern promenade surrounding Rothesay Bay. Battery Place is just to the east of the centre of the Island of Bute's capital town of Rothesay.

From its promenade side and coastal location Highlander House has the most wonderful seascape aspects out across Rothesay Bay, the Firth of Clyde to the mouth of Loch Striven and the eastern opening of the world famous Kyles of Bute.

The waterscape aspect is always lively with the coming and going of the Caledonian Macbrayne Ferry service to and from Wemyss Bay as well as the movement of pleasure boats and sailing yachts as they visit Rothesay marina and venture through the famous and highly scenic Kyles of Bute.

Rothesay town has thriving shopping, leisure and educational facilities including a larger sized Co-op. Caledonian MacBrayne operates a frequent ferry service to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the north of Bute to Colintrave giving access to Argyll and the West Highlands.

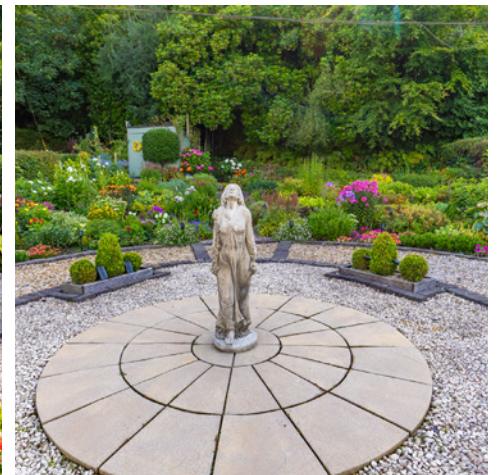
The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 55 minutes' drive respectively from Wemyss Bay.

Leisure

Rothesay has an 18 hole golf course, from most of which there are outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights.

Sailing

The area is well known for its sailing on the Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintrave to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, chandlery services and sheltered moorings in Rothesay and Port Bannatyne.



Description

Highlander House is a substantial, handsome, category 'C' listed semi-detached property. The house is of light grey painted stone with contrasting white painted smooth ashlar at window mullions and doors. Of particular note is the colonial style cantilevered steel balcony at the first-floor level. The main property is under a slated roof with stone skewers and with a part mineral felt and part box profile polycarbonate sheet roof to the rear. Internally, the house is presented in pristine order, the letting and guest rooms all featuring the sensitive retention of period features and with the exception of room 3, all with upright slimline stainless-steel radiators/towel rails.

There are feature detailed cornices, fireplaces, picture and dado rails to name a few and dedicated owners' accommodation is to the rear which provides good separation from guest space. The accommodation is laid out over three levels, and there is excellent use of durable, timber effect, water resistant laminate flooring. The little used top floor providing new owners with the opportunity of expanding the B&B enterprise, or accommodation for extended family. Front rooms enjoy sublime waterscape aspects out across Rothesay Bay and stretching into the far distance to include the mountains and glens at Loch Striven and the opening to the world-famous Kyles of Bute.

Business Enterprise

Highlander House has been in its current ownership since 2018. Following its acquisition and programme of improvements Highlander House has been successfully run as an income producing guest house. The quality of the offering has earned the present owners an enviable reputation, much repeat business and a series of awards including, Number 1 guest house on the Island of Bute, 2025 Best of the Best on TripAdvisor with around 300 5 star reviews.

For lifestyle reasons occupancy is currently restricted to 25 weeks per annum from which income of c £55K is currently generated less the cost of sales. The property offers scope for new owners to both increase the letting rooms, increase the occupancy period and subsequent income production.

Contents

For those wishing to continue the business enterprise, the contents of Highlander House are available by separate negotiation, an inventory can be made available upon request.

Ground Floor

Terrazzo steps to front door, half glazed outer door with fan light above to entrance vestibule with tiled floor with detailed inlay, door to main reception hallway, glazed door to inner hallway, guest sitting/dining room with half Edinburgh press, white/grey vein marble fireplace on a raised black marble tile hearth, guest TV room with opaque glazed window to rear, illuminated half display Edinburgh press, white painted fireplace with electric misting fire and concealed log burner, well equipped and refitted kitchen in shaker style with

matching base and wall units, coffee bar, butchers block worktops, tray inset illuminated ceiling and complimentary coloured splashback tiling, shelved larder off. Utility room and general-purpose store leading to laundry room plumbed and vented for white goods. A door leads to the rear to the owner's accommodation of, sitting room with white fireplace in 'Adam' style, coffee and breakfast bar, patio doors providing access to rear gardens, bath and shower room tiled to half height, bedroom with fitted wardrobe and door with access to rear gardens.

From the main reception hallway access to beautifully refitted cloakroom and wc with coat hooks, panelling to dado height, vanity sink unit with mosaic splashback, letting room 2, window to front, white painted ceiling with exposed white painted beams, en suite shower room with floor-to-ceiling tiling.

First Floor

Period stone staircase with wood turned banister and gold painted ornate spindles, first floor hallway with 2 linen stores leading to letting room 3 with window to rear, Edinburgh press, tiled fireplace with electric fire, tiled en suite shower room, letting room 4 with window to rear, corner set stainless steel fireplace with 'pebble' burner and tiled en suite shower room, letting room 5 with window to front showcasing views and tiled en suite shower room, letting room 6 with 2 x front windows showcasing views, tiled en suite shower room with tiled floor, sitting area with bull eye glass and decorative stainless steel fireplace.

Second Floor

Timber staircase with wood turned banister and gold painted ornate spindles to second floor upper hallway leading to shower room with linen store, room 7 with dormer window to rear (currently used as a general-purpose store) room 8 with dormer window formation to front, bathroom with velux window.

Outbuildings

Garden shed, outdoor access to laundry, second garden shed at rear of gardens.

Gardens

White painted black top gate piers leading to concrete low maintenance driveway and vehicle hardstanding apron. There is good space for guest alfresco dining and sundowners all bounded by low level close board fence, mixed hedging and neatly pruned evergreen hedge to the front. The front gardens feature a mature palm and well stocked and colourful flower beds. The rear gardens have been the subject of a landscaping programme and provide a sheltered deck area, fronted by a low-level stone retaining wall with steps to a very pretty gravel terrace with circular ornamental block and paving stone detail, this area is surrounded by beautifully stocked flower beds with central pathway and steps leading to rear shed. Neighbouring woodland provides a leafy sheltered backdrop. The rear gardens are bounded and secured by mixed hedging and protected by deer fencing.

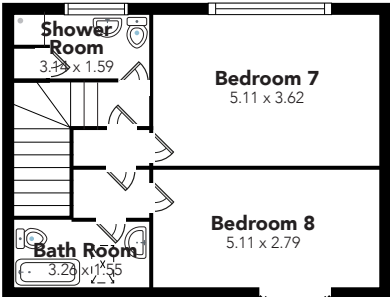
Owners Accommodation



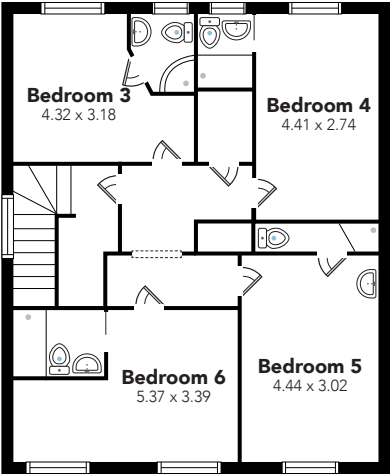


Floorplan and Site Location

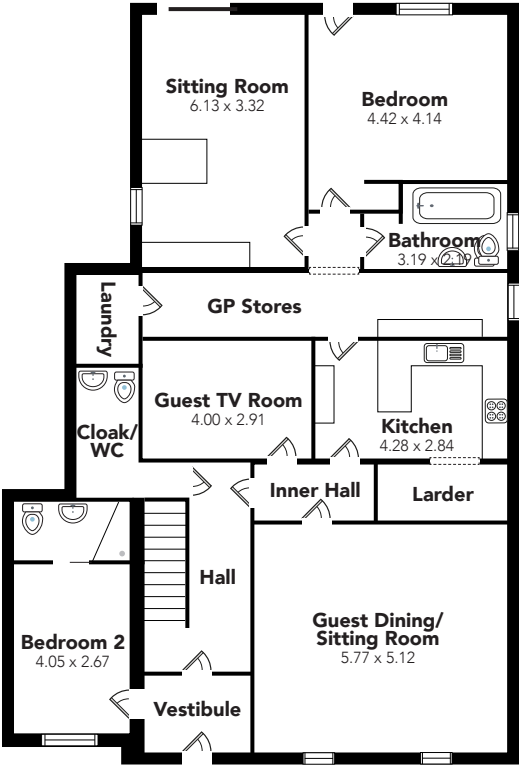
Highlander House



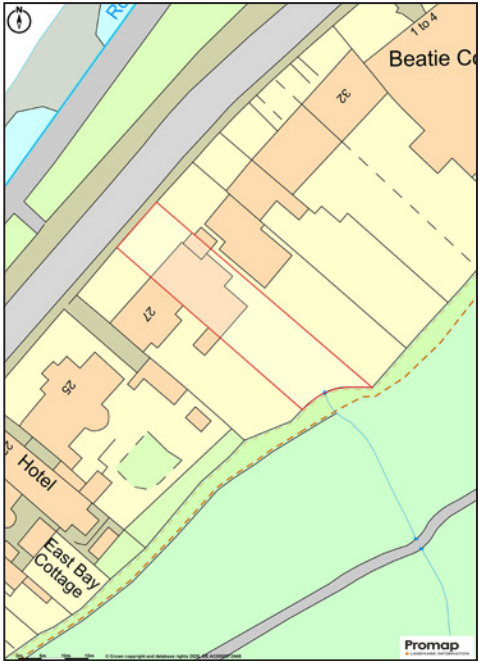
Second Floor



First Floor



Ground Floor



Local Authorities

Argyll and Bute Council

Tel: 01546 605522

Services

Mains water supply, mains drainage, mains gas, gas central heating, c 70% double glazing.

Highlander House was CAT 6 rewired in 2021

Note: The services have not been checked by the selling agents.

Council Tax

Highlander House is mixed domestic and non-domestic. Highlander House owners accommodation is in Council Tax band A, and the amount payable for the period 2026/2027 is £1422.47 including sewage. Highlander House incurs zero non-domestic rates,

EPC Rating

EPC E.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guar

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Glasgow, travel west on the M8 to Greenock, and then continue on the A78 to Wemyss Bay. Take the Caledonian MacBrayne ferry to Rothesay (35 minutes). On leaving the ferry at Rothesay, turn left and proceed in an easterly direction for 0.4 miles to find Highlander House, 14 Battery Place on the right hand side.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880