



WM SKELTON & CO



1 Ballochgoy Terrace, Rothesay, Isle of Bute, PA20 0JL
Offers over £125,000

1 BALLOCHGOY TERRACE, ROTHESAY, ISLE OF BUTE, PA20 0JL

A charming two-bedroom traditional stone-built home, offered in walk-in condition and ideally positioned to enjoy an elevated outlook towards the town. Offering a combination of period character, practical features and excellent storage, this property is well suited to a range of buyers, including those looking for a comfortable permanent home, holiday retreat or investment opportunity. The accommodation benefits from a stair lift (can be removed if not required), making the property particularly accessible and adaptable for different stages of life. A significant additional benefit is the exclusive garage, providing excellent storage and has potential for many uses. To the front, there is a shared drying green, adding a pleasant communal outdoor area.

COMPRISES:

- Lounge
- Kitchen
- 2 bedrooms
- Wet room
- Exclusive garage to rear
- Shared drying green to front



Accommodation:

Ground Floor

Hall - 1.33m x 1.31m

A bright and welcoming lower hallway with glazed doors leading into the lounge and kitchen. Carpeted stairs to the upper floor and is fitted with a stairlift for added accessibility (can be removed).

Lounge - 3.90m x 3.39m

A well-presented and inviting lounge with window to front with fantastic elevated views. The room offers a feature fireplace with electric fire, wall-mounted television, polished laminate flooring and a useful shelved alcove with storage below.

Kitchen - 3.37m x 3.28m

A newly installed, modern kitchen offering a good range of wall and base units, complemented by contrasting worktops and splashbacks. The kitchen includes an integrated oven, hob, cooker hood, and washing machine. Stainless steel sink unit with drainer and mixer tap. Fridge/freezer. A useful pantry provides additional storage. Rear entrance.



Upper Floor

Hall - 1.94m x 0.81m

Upper hall with doors to wet room and two bedrooms. Carpet. Pendant light.

Wet Room - 1.42m x 2.12m

Bright and well-presented wet room featuring a modern walk-in shower with electric shower unit and curtain, wall hung wash hand basin and WC. The room benefits from a window providing natural light, attractive wet wall panels and practical non-slip flooring.



Bedroom 1 - 3.79m at widest x 3.55m at widest

A spacious double bedroom with bay window to front providing fantastic elevated and unrestricted views towards the meadows, over the town and hills beyond. Generously proportioned, the room offers ample space for a double bed and additional freestanding furniture.



Bedroom 2 - 3.22m at widest x 1.87m at widest

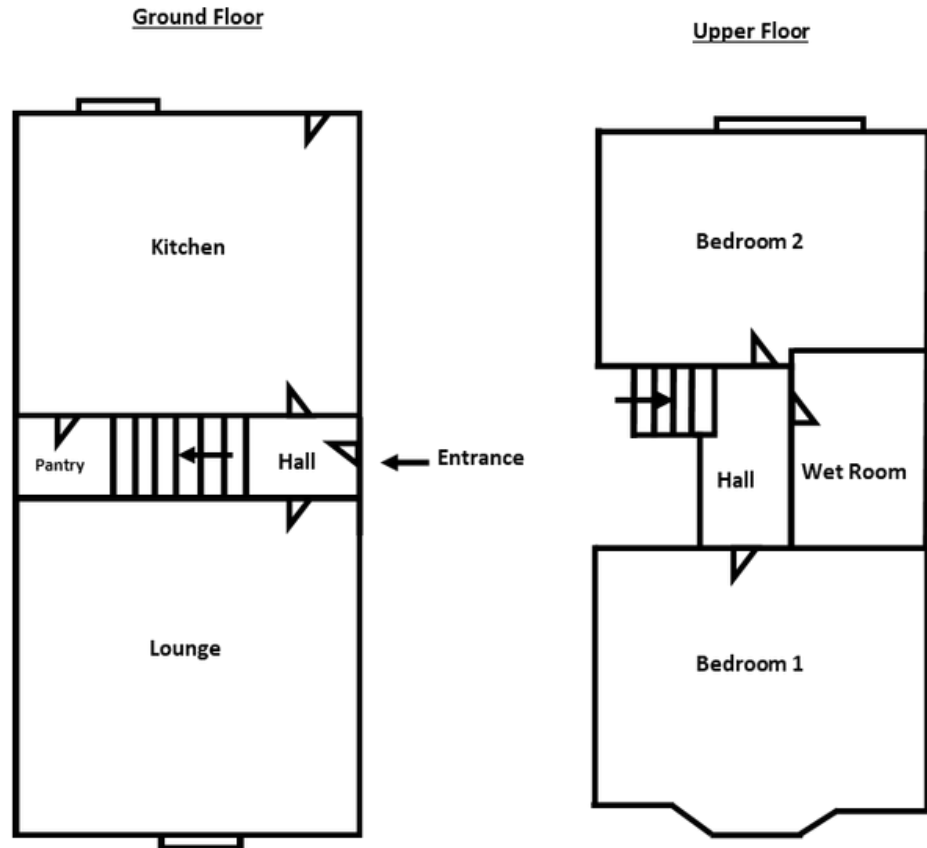
Bright bedroom with a large rear facing window allowing for plenty of natural light. Pendant light. Carpet. Venetian blind.



Garden

Large exclusive garage with power and lighting providing excellent storage/workshop facilities. There is a well-maintained communal drying green to front.

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.