



WM SKELTON & CO



The Hideaway, Basement Flat, 5 Bishop Terrace Brae, Rothesay, Isle of Bute, PA20 9DW

FIXED PRICE £60,000

THE HIDEAWAY, BASEMENT FLAT, 5 BISHOP TERRACE BRAE, ROTHESAY, ISLE OF BUTE, PA20 9DW

£5,000 BELOW HOME REPORT VALUE

This beautifully, modern, newly refurbished basement flat offers stylish accommodation with access to a shared rear garden. Conveniently situated within easy walking distance of the ferry terminal, shops, and the town centre, making it ideal for commuters and town living alike. Access is through the well-presented close at 5 Bishop Terrace Brae and down stairs to the rear.

COMPRISES:

- Open plan lounge and kitchen
- 1 bedroom
- Box room
- Shower room
- Shared garden



A short walk away



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB

Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

Accommodation:

Vestibule - 1.66m x 1.41m

A welcoming entrance vestibule accessed via a glazed panel door, allowing natural light to flow through. Stylishly finished with modern spotlights and practical hardwood flooring, the space also benefits from a discreet cupboard housing the electrics.



Lounge/Kitchen - 4.85m at widest x 5.03m at widest

A spacious and bright open-plan lounge and kitchen offering ample room for both comfortable living and dining. Flooded with natural light from a window overlooking the garden, the space is finished in a modern, contemporary style with clean, neutral décor throughout. Enhanced by sleek spot lighting and complemented by attractive hardwood flooring, and a tiled floor in the kitchen area this versatile room provides a stylish yet practical heart of the home.



Hall - 1.75m at widest x 2.08m

Accessed via two steps up from the lounge/kitchen, this bright and open inner hallway creates a strong sense of space and connectivity. Featuring modern full-height glazed doors leading to all rooms, the area is finished with sleek spot lighting and attractive hardwood flooring, enhancing the contemporary feel throughout.



Bedroom - 4.70m at widest x 2.85m at widest

A spacious double bedroom featuring a window to the side elevation, allowing for natural light. Finished in a clean, neutral décor and fitted with soft carpet underfoot, the room is further enhanced by modern spot lighting, creating a bright and comfortable space.

Box room - 2.97m x 2.28m

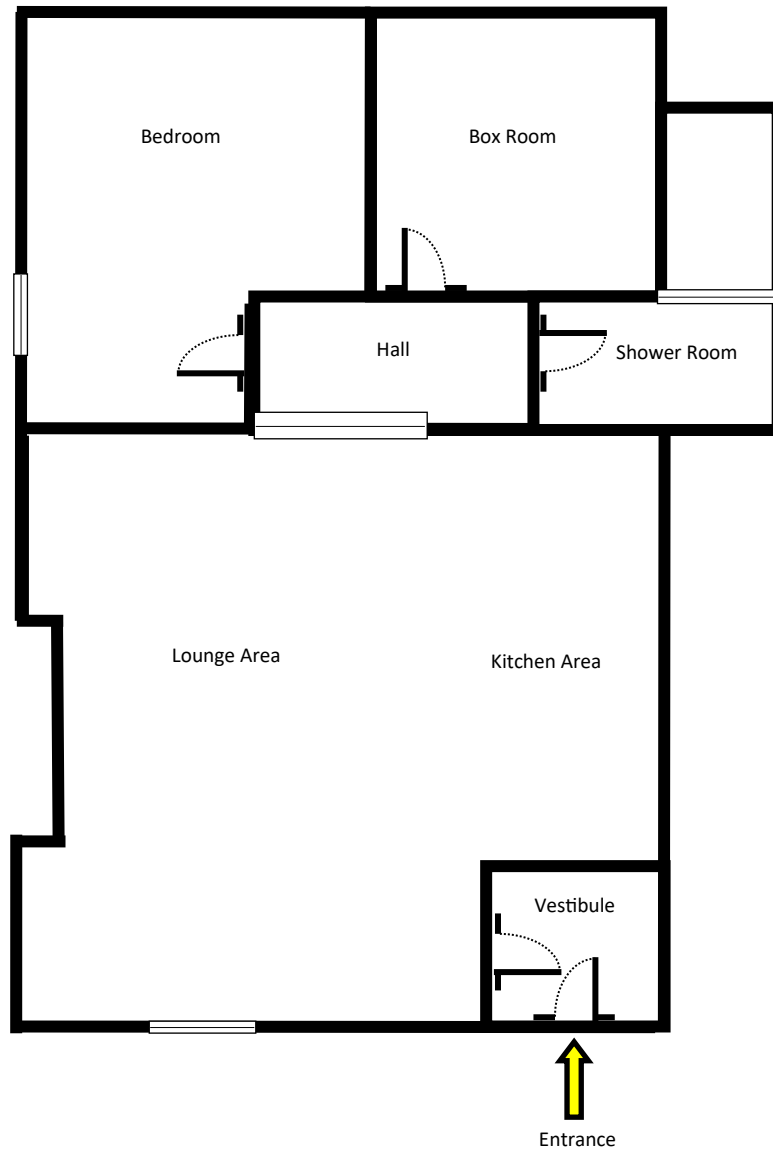
A well-proportioned room finished in a modern, neutral décor. The room is enhanced by contemporary spot lighting and attractive hardwood flooring.

Shower Room - 2.44m x 3.04m at widest

A stylish and predominantly tiled shower room finished in a timeless contemporary design. The space features a fully tiled open shower cubicle, WC and a wash hand basin set within a sleek vanity unit. Completed with modern spot lighting, the room offers a clean, elegant and highly functional finish.



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.