

ST. EBBA

37 MOUNT STUART ROAD, ROTHESAY, ISLE OF BUTE, PA20 9EB

A distinguished Victorian residence with commanding views across Rothesay Bay. A property of character. A location of distinction. Occupying an enviable position on one of Rothesay's most attractive residential addresses, St Ebba is an impressive Victorian property offering a rare combination of period character, generous accommodation and spectacular coastal outlooks.

Overlooking the beautiful waters of Rothesay Bay, with far-reaching views towards the Cowal Peninsula and Loch Striven, this is a property that captures the very essence of traditional Scottish island living.

With its distinctive architectural heritage, welcoming interiors and established reputation as a guest house, St Ebba presents an exceptional opportunity for those seeking a characterful property with lifestyle appeal and considerable hospitality potential.

Whether appreciated as a substantial private residence, an elegant boutique guest house or an investment in one of Scotland's most charming island destinations, St Ebba offers an opportunity to acquire something genuinely special. Behind its traditional Victorian character lies an inviting interior where classic architectural charm meets comfortable contemporary living.

The property has been thoughtfully developed to provide attractive guest accommodation, with a selection of individually appointed bedrooms, many enjoying wonderful views across the bay.



THE ACCOMMODATION INCLUDES:

- Generously proportioned guest bedrooms
- Beautifully positioned sea-view rooms
- En-suite facilities throughout the guest accommodation
- A particularly impressive sea-view bedroom featuring a luxurious roll-top bath
- Separate walk-in shower and twin washbasins.
- Ground-floor bedroom accommodation
- Welcoming communal lounge with log-burning stove
- Comfortable guest relaxation areas
- Attractive garden grounds
- The overall atmosphere is one of warmth, comfort and understated Scottish hospitality

































































A particularly attractive feature of St Ebba is the provision of separate private owner's accommodation, allowing the purchaser to enjoy a comfortable home whilst retaining the commercial guest house operation. The private residential element comprises three bedrooms, including one en-suite bedroom, together with a further shared bathroom.

This provides an excellent level of private accommodation, with the opportunity to enjoy the character and generous proportions of this impressive Victorian property away from the day-to-day guest accommodation. The accommodation could equally appeal to purchasers wishing to explore alternative arrangements, subject to the necessary consents, including use as a substantial private residence.

For those seeking a lifestyle change, St Ebba offers the opportunity to combine home and business in one beautiful coastal setting.

















Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 498m^2 | EPC Rating: E

THE SETTING & THE VIEWS

Perhaps one of St Ebba's most compelling attributes is its wonderful outlook. The panoramic views across Rothesay Bay create an ever-changing coastal backdrop, from the gentle movement of sailing boats and visiting vessels to the dramatic colours of the setting sun.

The Cowal Peninsula and distant Loch Striven provide an impressive natural panorama, best enjoyed from the comfort of the lounge beside the log stove or from the garden on a warm summer evening. It is a setting that makes an immediate impression and provides guests with a memorable sense of place.











ROTHESAY & THE ISLE OF BUTE

Rothesay is the principal town on the beautiful Isle of Bute, a destination celebrated for its Victorian heritage, coastal scenery and relaxed island lifestyle. The town offers an appealing selection of independent shops, cafés, restaurants and traditional public houses, together with its historic harbour and iconic Victorian architecture.

Nearby attractions include:

Mount Stuart House – one of Scotland's most remarkable country houses, renowned for its extraordinary architecture and interiors.

Rothesay Castle – a historic medieval castle at the heart of the town.

Rothesay Harbour – a picturesque waterfront and gateway to the island.

Bute's coastline – beautiful beaches, scenic walks and unspoilt landscapes.

The West Island Way – an opportunity to explore the island's outstanding natural beauty.

The island enjoys convenient ferry connections from Wemyss Bay, making Bute an accessible yet wonderfully distinctive destination.

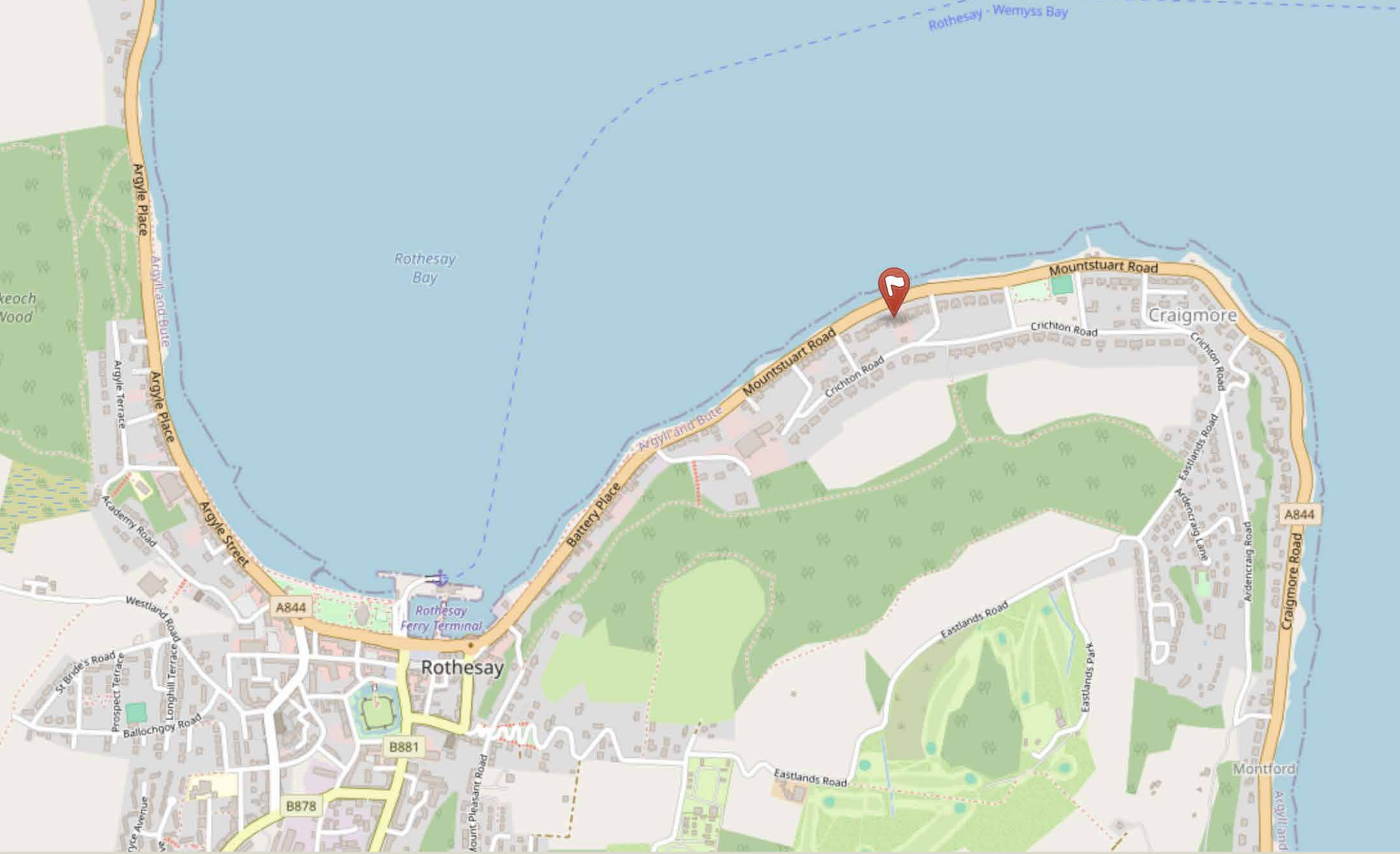







Caledonian Macbrayne
ARGYLE





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