



WM SKELTON & CO



Flat 2/1, 17 East Princes Street, Rothesay, Isle of Bute, PA20 9DL
Offers over £110,000

FLAT 2/1, 17 EAST PRINCES STREET, ROTHESAY, ISLE OF BUTE, PA20 9DL

Occupying a prime seafront position this four bedroom two bathroom flat in a substantial traditional sandstone property enjoys uninterrupted sea views and a highly desirable waterfront setting. Ideally situated within walking distance of the town centre, ferry terminal and transport links.

Offering generous and flexible accommodation throughout, the property combines period character with excellent potential for modernisation, making it an ideal permanent residence, holiday home, or investment opportunity.

The property is just a short walk from local shops, cafés, restaurants, and transport links, offering the perfect balance of coastal living and everyday convenience.

COMPRISES:

- Lounge
- Kitchen
- Bathroom
- Shower room
- 4 bedrooms
- Shared drying green



Accommodation:

Hall

A welcoming and exceptionally spacious entrance hall creates an impressive first impression. Beautifully presented with laminate flooring, high ceilings. The hall provides a bright and airy feel throughout. The hall has multiple built-in cupboards which provides excellent practical storage solutions.



Lounge - 3.71m x 3.31m

A bright front-facing lounge enjoying an abundance of natural light from the large window with spectacular sea views. Positioned to the front of this seafront home, this room is an inviting space for both relaxing and entertaining, with high ceilings, decorative cornicing, and an attractive ceiling rose adding to its period character.



Kitchen - 2.64m at widest x 5.11m at widest

A spacious, well-appointed galley-style kitchen fitted with a comprehensive range of wall and base units complemented by generous worktop space and tiled splashbacks. The room benefits from a large rear-facing window, allowing plenty of natural light, while offering ample space for appliances and food preparation. With its practical layout, neutral finish and excellent storage, the kitchen provides an ideal space for everyday cooking and has further potential for modernisation to suit individual tastes.



Master Bedroom - 3.70m x 3.33m

A generously proportioned front-facing principal bedroom enjoying attractive sea views through the large window, creating a bright and relaxing retreat. The room offers ample space while the high ceilings and neutral décor enhance the feeling of space and light. A separate adjoining **dressing room (1.10m x 1.86m)** provides excellent additional storage and wardrobe space, adding both practicality and a touch of luxury.



Bedroom 2 - 2.85m at widest x 3.87m

A well-proportioned rear-facing double bedroom offering a peaceful outlook and an abundance of natural light. Presented in neutral tones with modern carpeting.



Bedroom 3 - 3.69m x 1.99m

A bright front-facing single bedroom enjoying attractive sea views, making it an ideal child's bedroom, guest room or home office. The room benefits from a large window which fills the space with natural light, while the generous ceiling height enhances the sense of openness. Offering a peaceful coastal outlook.



Bedroom 4 - 3.69 x 1.99m

A bright front-facing single bedroom enjoying attractive sea views, making it an ideal child's bedroom, guest room or home office. The room benefits from a large window which fills the space with natural light, while the generous ceiling height enhances the sense of openness. Offering a peaceful coastal outlook.



Shower Room -2.44m x 1.90m

Bright and well-proportioned shower room fitted with a shower enclosure, pedestal wash hand basin and WC. The room benefits from a frosted window providing natural light and ventilation, neutral décor, tile effect laminate flooring and wall-mounted accessories, creating a practical and easy-to-maintain space.

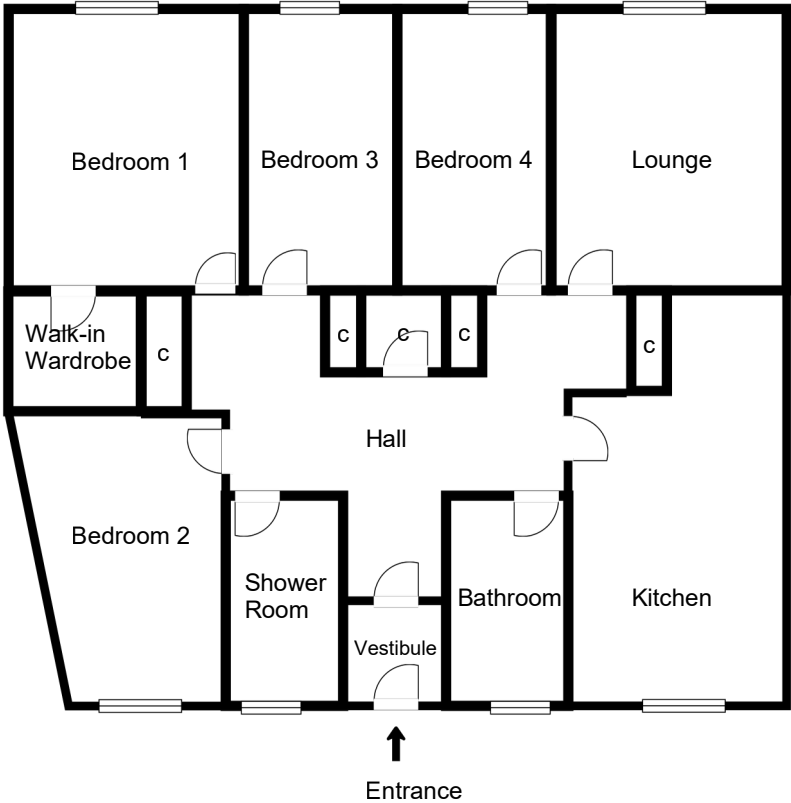
Bathroom - 2.42m x 1.89m

Spacious family bathroom fitted with a panelled bath with shower and glazed screen, pedestal wash hand basin and WC. The room is complemented with wall tiling around the bath, tile effect laminate flooring, a large frosted window providing excellent natural light, and neutral décor, creating a bright and functional space.

Garden

Shared drying green to rear with exclusive coal cellar.

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.