



WM SKELTON & CO



**Flat 13, Grand Marine Court, Argyle Street, Rothesay, Isle of Bute, PA20 0AX
Offers over £115,000**

FLAT 13, GRAND MARINE COURT, ROTHESAY, ISLE OF BUTE, PA20 OAX

A rare opportunity to acquire a beautiful seafront flat within the attractive Category C Listed building of Grand Marine Court, ideally positioned just a short walk from the town centre and ferry terminal.

The property is presented in walk-in condition, with tasteful neutral décor throughout. The spacious lounge and two bedrooms enjoy wonderful, unrestricted views across Rothesay Bay, creating a bright and relaxing coastal outlook. Furniture negotiable.

Currently operated as a successful Air B&B, the flat benefits from a valid Short-Term Let Licence offering excellent investment potential. Further features include gas central heating and double glazing.

This attractive property will appeal to a range of purchasers, including owner-occupiers, holiday-home buyers, and investors alike.

COMPRISES:

- Lounge with sea views
- Kitchen
- Bathroom
- 2 bedrooms with sea views
- Private car parking area to rear
- Shared garden to rear
- Bin Storage
- Factored by Bute Factors Ltd



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:

Hall - 4.61m x 1.34m + 2.18m x 2.74m

Bright and spacious hall with space for dining. Cupboard which housing the electricity meter and switchboard and Europa combi boiler (1.29m x 1.07m).

Lounge - 3.84m x 3.11m

Bright and spacious lounge with windows to front enjoying beautiful sea views.

Kitchen - 2.74m x 2.54m

Kitchen fitted with a plain cornice, pendant light, smoke alarm and extractor fan. The space offers a range of base and wall units with contrasting worktops and tile splashback. Further features include a stainless steel sink with drainer and mixer tap, gas hob, electric oven and cooker hood, washing machine and fridge. A rear-facing window provides natural light.



Bedroom 1 - 3.07m x 2.83m

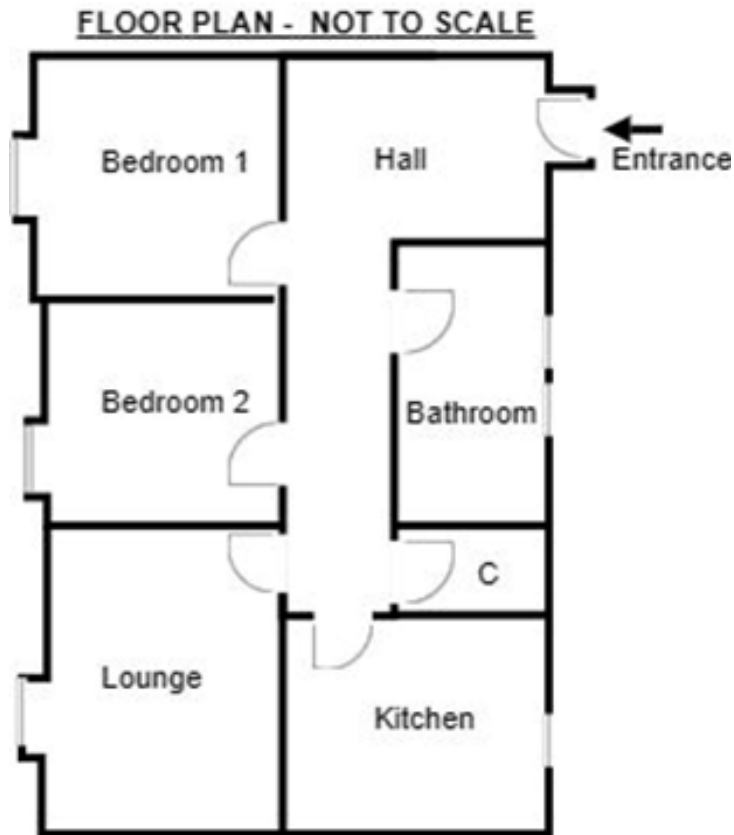
A bright and airy front-facing bedroom with a window overlooking the sea.

Bedroom 2 - 3.10m x 2.53m

A bright front-facing bedroom with a window overlooking the sea.

Bathroom - 3.32m x 1.85m

Bathroom room featuring a WC, sink and pedestal with pillar taps, bath with shower over and glass shower screen. Additional features include partially tiled walls, plain cornice, pendant light, and durable vinyl flooring.



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.