



WM SKELTON & CO



Flat 1/3, 10 The Terrace, Rothesay, Isle of Bute, PA20 0NP
Offers over £55,000

FLAT 1/3, 10 THE TERRACE, ROTHESAY, ISLE OF BUTE, PA20 ONP

A bright and sunny flat presented in walk-in condition, set within a well-maintained factored tenement in the popular area of Ardbeg. The property enjoys fabulous open views from the bay window in the lounge and from the bedroom, overlooking the bowling green, the sea, and surrounding hills.

This would make an ideal first home. Local amenities including bus services, a playpark, and a general store are all close by, and the seafront is just a short walk away. Shared cellar in close which is handy for bike storage.

COMPRISES:

- Lounge/Kitchen
- Bathroom
- Double bedroom
- Shared drying green to rear
- Shared cellar
- Shared cupboard on landing
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Factors: Bute Factors



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

Hall - 3.59m x 1.05m

Welcoming hallway featuring matching doors to all rooms. An overhead cupboard houses the gas and electricity meters along with the switchboard. The space is fitted with a pendant light, smoke alarm, and carpet.

Lounge Area - 4.21m x 3.35m

A lovely bright lounge featuring a large bay window with attractive views over the bowling green, extending towards the sea and surrounding hills. The room is enhanced by decorative cornicing and a ceiling rose, along with a pendant light, curtains, vertical blinds, carpet, and a smoke alarm, creating a comfortable living space.

Kitchen Area - 2.29m x 2.14m

The modern kitchen is fitted with a range of high gloss base and wall units complemented by contrasting worktops and splashbacks. Integrated appliances include a fridge/freezer, electric hob, electric oven, with a stainless steel cooker hood above. A stainless steel sink unit with drainer and mixer tap adds practicality, while vinyl flooring and ceiling spotlights complete this stylish and functional space.



Bathroom - 2.93m x 1.28m

A lovely, fresh and modern bathroom fitted with contemporary wet wall panelling. Comprising a WC, wash hand basin with mixer tap, and a bath with shower over. The room is enhanced by ceiling spotlights, an extractor fan, and practical vinyl flooring, creating a stylish and low-maintenance space.

Bedroom - 3.60m x 2.80m

Bright and spacious bedroom enjoying fabulous views over the bowling green, extending towards the sea and surrounding hills. The room features a pendant light fitting, vertical blinds, and a fitted carpet, creating a comfortable and inviting space. Cupboard housing a Vokera combination boiler.

Laundry Area - 1.12m x 0.73m

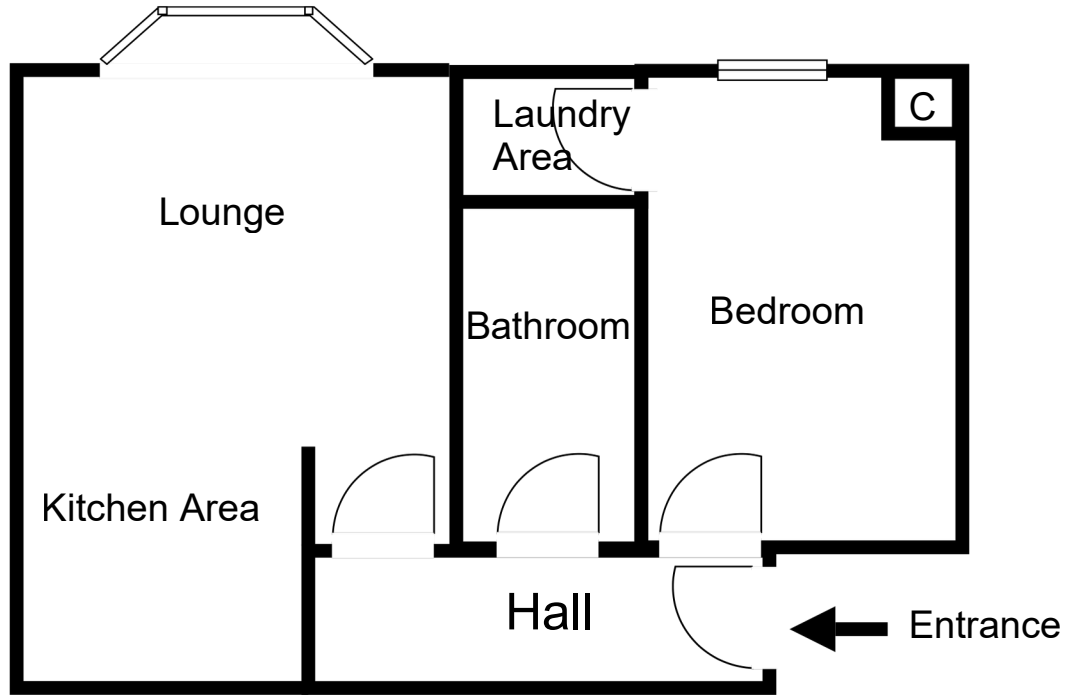
A convenient laundry area offering space and plumbing for a washing machine.



Garden

Shared drying green to rear

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.