



WM SKELTON & CO



Glenbuie, Glebelands Road, Rothesay, Isle of Bute, PA20 9HN
Offers over £180,000

GLENBUIE, GLEBELANDS ROAD, ROTHESAY, ISLE OF BUTE, PA20 9HN

Occupying an elevated position with attractive views across the town and towards Rothesay Bay, this substantial detached family home offers a rare opportunity to create a wonderful long-term residence in a highly convenient location.

Full of character and traditional features, the property provides generous accommodation ideal for family living, while also offering significant scope for modernisation and upgrading to suit individual tastes and requirements.

Situated close to the local Golf Club and within easy walking distance of the town centre and ferry terminal, the property enjoys the perfect balance of convenience and tranquillity.

Externally, the home benefits from an easily maintained garden and garage.

COMPRISES:

- Lounge with large bay window
- Dining room
- Kitchen
- 3 double bedrooms
- Shower room
- Garden
- Garage



Accommodation:

Ground Floor

Vestibule - 1.11m x 1.68m

A welcoming entrance vestibule with a glazed door to enter the hall providing an abundance of natural light to flow into the property. Gas meter. Laminate flooring.

Hall - 1.67m x 4.82m

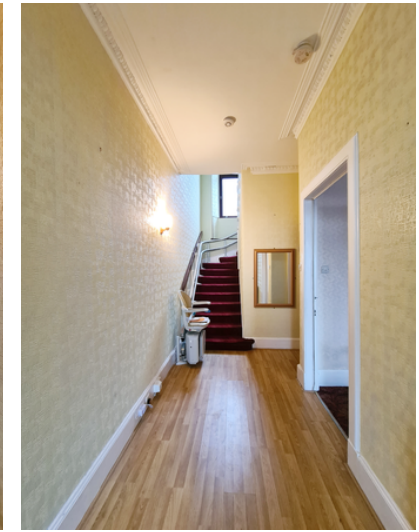
Spacious hallway with decorative cornicing, ceiling lights and laminate flooring. Stairlift to upper floor.

Lounge - 5.77m x 3.86m

A bright and spacious front-facing room featuring an attractive bay window looking out over the town. Character features include ornate cornicing, a decorative ceiling rose, and a charming alcove with useful storage cupboard below. Finished with vertical blinds, curtains and carpet the room provides a comfortable and welcoming living space.

Dining Room - 3.35m x 3.65m

Located off the kitchen, this dining room features a fireplace housing a gas fire, an under-stairs storage cupboard, and an alcove. A window overlooks the rear garden, providing plenty of natural light. Additional features include a plain cornice, pendant light, laminate flooring, and central heating controls.



Kitchen - 3.66m x 3.03m

A spacious fitted kitchen featuring an extensive range of traditional oak-effect wall and base units, providing excellent storage throughout. The kitchen benefits from generous worktop space, a stainless steel sink with drainer, integrated double oven, gas hob with extractor hood, and decorative glazed display cabinets. Natural light is provided by a rear-facing window. The room is finished with tiled flooring and neutral wall tiling, creating a practical and functional family kitchen with scope for modernisation to suit individual tastes.



Upper Floor

Landing - 2.24m at widest x 2.50m

A bright and spacious first floor landing with doors to all bedrooms and shower room. The fitted storage cupboards maximise functionality and provide useful household and linen storage.



Bedroom 1 - 4.50m x 3.38m

A bright and generously proportioned double bedroom positioned to the front of the property. The room features a large bay window providing fantastic views over the town and towards Rothesay Bay. The room is finished with venetian blinds, curtains and carpet.



Bedroom 2 - 3.37m x 2.12m

Bedroom to the front enjoying a fantastic outlook over the town. The room is finished with a plain cornice, pendant light and carpet.



Bedroom 3 - 3.17m x 3.32m

A well-proportioned bedroom enjoying a pleasant outlook over the rear garden. The room is finished with a plain cornice, pendant light and carpet.



Shower Room - 2.53m x 1.51m

A well-proportioned shower room fitted with a three-piece suite WC, pedestal wash hand basin and a walk-in shower enclosure with glazed screen and thermostatic shower. Frosted window provides natural light and ventilation. Finished with part-tiled walls and complemented by practical fittings including towel rails, mirror and shelving, the shower room provides functional accommodation with scope for cosmetic updating to suit modern tastes.

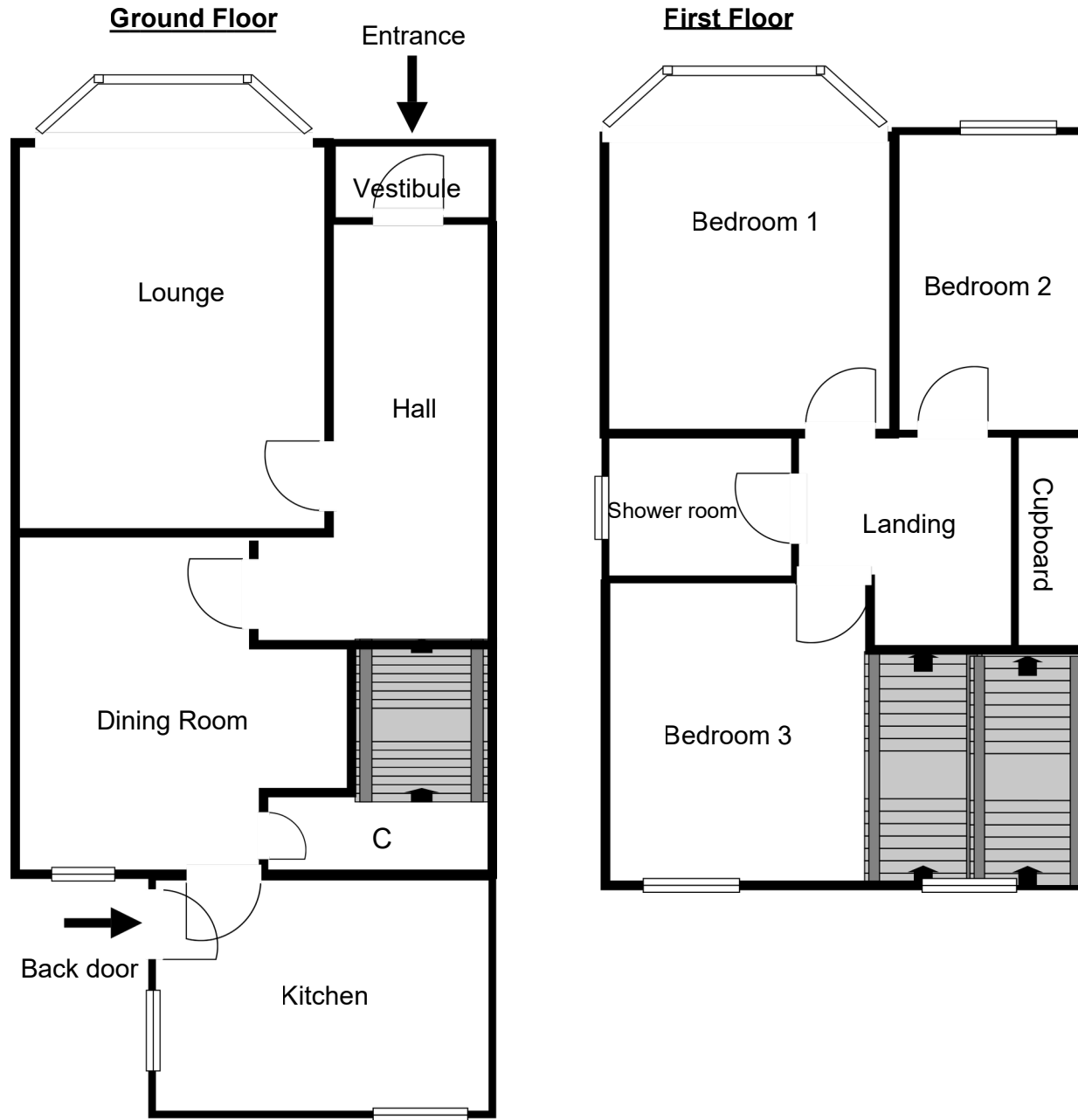


Outside

Exclusive low maintenance rear garden. Exclusive garage housing Logic combi boiler (5.24m x 4.04m).



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.