



WM SKELTON & CO



First Floor Flat, 7 Lilyoak Terrace, Rothesay, Isle of Bute, PA20 0JJ
Offers over £70,000

FIRST FLOOR FLAT, 7 LILYOAK TERRACE, ROTHESAY, ISLE OF BUTE, PA20 0JJ

A well-presented upper-floor flat enjoying an elevated position and spectacular panoramic views across the town, surrounding countryside and Rothesay Bay. The accommodation is set within an attractive traditional stone-built building and benefits from plenty of natural light, high ceilings and generous proportions. Large windows to the front capture the exceptional outlook. Externally, there is a garden to the rear with an exclusive section and a shared drying green enclosed by traditional stone walls. On-street parking and bus services are available nearby. A short walk to the town.

COMPRISES:

- Lounge/Kitchen
- Bedroom
- Shower room
- Exclusive area of garden to rear
- Shared drying green to rear



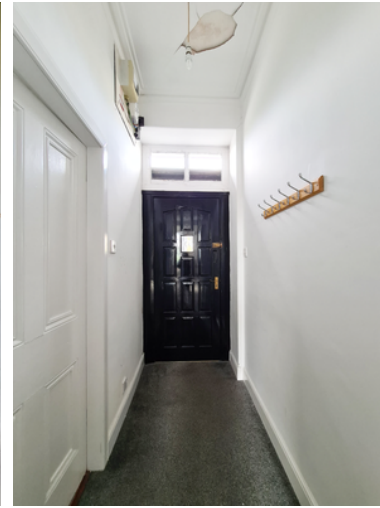
Accommodation:

Hall - 3.99m x 1.13m

A bright and welcoming hall with doors leading into the lounge/kitchen, bedroom and shower room. Loft access. electricity meter and switchboard. Pendant lights. Carpet.

Lounge 5.26mx3.63m /Kitchen - 3.41m x 2.84m

Spacious open-plan lounge/kitchen offering a bright and sociable living space, with large front-facing window providing wonderful elevated views and a rear window in kitchen area looking out to the garden. The room features a decorative feature wall and generous floor space for both seating and dining. The fitted kitchen is arranged in a practical U-shape and includes a range of wall and base units, ample worktop space, tiled splashbacks, integrated electric oven and gas hob, Worcester combi boiler, stainless steel sink with drainer and mixer tap and a breakfast bar. A well-proportioned room ideally suited to both everyday living and entertaining.



Bedroom - 5.24m x 2.27m

Double bedroom with window to front providing fantastic elevated and unrestricted views. Built-in wardrobe with shelving and hanging rails. Pendant light. Carpet.

Shower Room - 1.69m x 2.33m

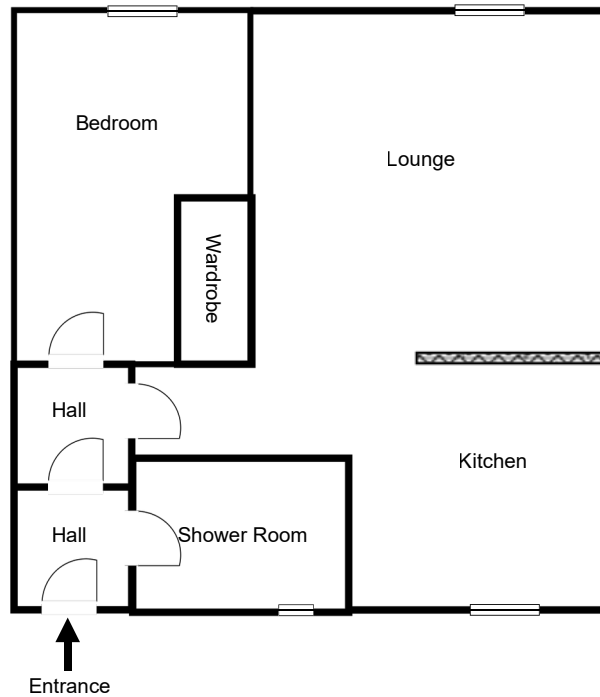
Partially tiled shower room featuring a corner shower cubicle with triton electric shower, wash hand basin with pedestal and WC. Obscure window to rear. Vinyl flooring.

Garden

Large garden to rear including an exclusive area and a shared drying green.



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.