



WM SKELTON & CO



Flat G/2, 179 High Street, Rothesay, Isle of Bute, PA20 0BS
Offers over £52,000

FLAT G/2, 179 HIGH STREET, ROTHESAY, ISLE OF BUTE, PA20 0BS

A charming one-bedroom traditional stone-built property, presented in walk-in condition and offering an excellent opportunity for a first-time buyer, single occupant or investor. This property has smart heating/hot water and underfloor heating in the lounge. The property enjoys a convenient location with a leisure centre and public park directly across the road, while a health centre is situated close by. The town centre is also within a short walk, providing easy access to a range of shops, cafés, local services and amenities. The property is also ideally positioned for transport links, with the ferry terminal within walking distance.

Furniture can be included via separate negotiation.

COMPRISES:

- Lounge/Kitchen
- Shower Room
- Bedroom
- Exclusive front garden
- Shared drying green



Accommodation:

Hall - 2.6m²

Welcoming entrance hall featuring attractive traditional panelled doors, high ceilings and a neutral décor. The hallway provides access to the main living accommodation, shower room and bedroom

Lounge - 18.5m²

A bright and welcoming open-plan living room and kitchen, offering a versatile and sociable space with a lovely combination of modern convenience and traditional character. The room benefits from windows to both the front and side, creating an abundance of natural light and providing pleasant views across the open meadows directly opposite. Underfloor heating.

The kitchen is fitted with a range of attractive white shaker-style wall and base units, complemented by wood worktops and a tiled splashback. Integrated appliances include an electric oven and hob, with space for additional appliances. The generous living area provides ample space for both lounge and dining furniture, with attractive wood-effect flooring and neutral décor throughout.



Shower Room - 3.4m²

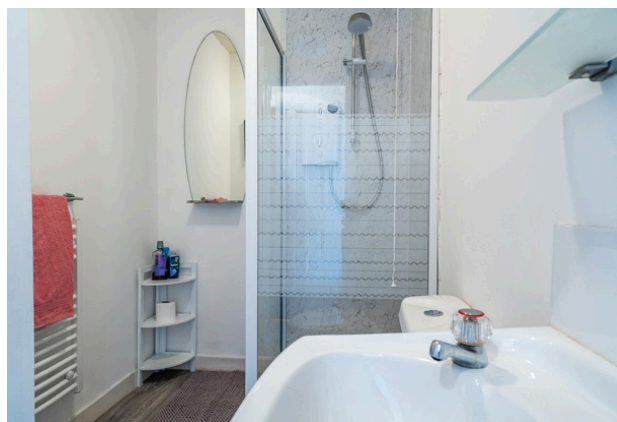
A well-presented shower room fitted with a modern corner shower enclosure, featuring a glazed screen. The room also benefits from a white WC and pedestal wash hand basin, complemented by a wall-mounted mirror and useful shelving. Ladder style towel radiator.

Bedroom - 10.9m²

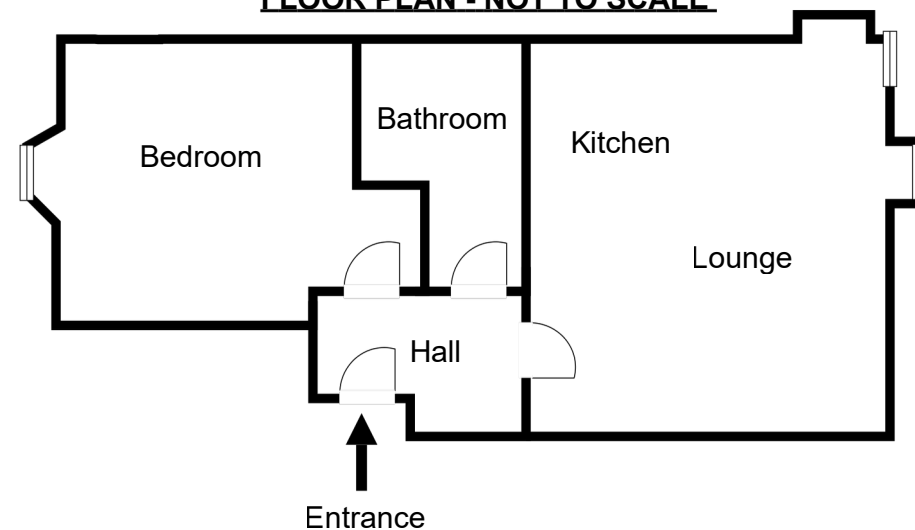
A spacious and beautifully presented double bedroom, featuring a charming combination of traditional character and contemporary styling. The room benefits from a large window with a deep recessed window seat, providing a pleasant spot to relax and making excellent use of the natural light. The bedroom features attractive decorative wall panelling, high ceilings and neutral décor, creating a warm and inviting atmosphere. There is ample space for a double bed and additional bedroom furniture. Cupboard (2m²) housing washing machine with additional storage.

Garden

The property benefits from access to a shared drying green, providing a useful communal outdoor space for residents.



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.