



WM SKELTON & CO



Flat 2/2, 18 Battery Place, Rothelasy, Isle of Bute, PA20 9DU
Offers over £150,000

FLAT 2/2, 18 BATTERY PLACE, ROTHESAY, ISLE OF BUTE, PA20 9DP

An extremely spacious family home set within a striking blonde sandstone seafront tenement, enjoying fabulous elevated and unrestricted westerly views. The outlook extends from Rothesay's harbour, across Rothesay Bay to Loch Striven and onward to the picturesque Cowal Hills. Immaculately presented in true walk-in condition, the property offers generous family accommodation with bright, well-proportioned rooms throughout. New windows have been installed throughout, and the modern bathroom has been newly renovated to a high standard, enhancing the home's contemporary appeal. The property further benefits from a tidy, clean communal close and a well-maintained shared drying green. Ideally positioned, the flat is just a short stroll from Rothesay's town centre and is conveniently close to the mainland ferry terminal. A rare opportunity to acquire a substantial seafront home with breath-taking views in one of the Isle of Bute's most sought-after locations.

COMPRISES:

- Lounge with large bay window offering panoramic sea views
- Dining kitchen
- Bathroom
- 3 double bedrooms
- Shared drying green



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

Hall - 2.17m at widest x 5.60m + 0.90m x 6.64m

A welcoming long hallway provides access to all rooms and features laminate flooring, plain cornicing, and stripped wooden doors to each room. A shelved mirrored alcove with cupboard below houses the electrics, and there is also a useful shelved corner cupboard providing additional storage.

Lounge - 3.40m x 6.50m

The lounge is an exceptionally spacious room featuring a large bay window with panoramic views extending from Rothesay's harbour, across Rothesay Bay to Loch Striven and onward to the picturesque Cowal Hills. A wooden fireplace with tiled hearth houses an electric flame effect fire, creating an attractive focal point. Further features include plain cornicing, ceiling rose, ceiling and wall lights, laminate flooring, and curtains.

Kitchen - 3.07m x 3.87m

Spacious dining kitchen with a range of base and wall units and contrasting worktops. Features an integrated gas hob, electric oven, stainless steel sink with drainer, and mixer tap. Laminate tile-effect flooring, under-cabinet lighting, and pendant light enhance the space. Large shelved pantry for ample storage. Ariston combi boiler. Window with pleasant woodland cliff outlook to the rear.



Bedroom 1 - 2.76m x 4.61m

Spacious bedroom to the front with a window overlooking Rothesay Bay. Features a large built-in wardrobe, carpeted flooring, curtains, and a central pendant light.

**Bedroom 2 - 3.26m x 3.43m**

Generously sized bedroom with a window looking out to the woodland cliff to the rear, featuring carpet, curtains, and a central pendant light.

**Bedroom 3 - 3.89m x 2.97m**

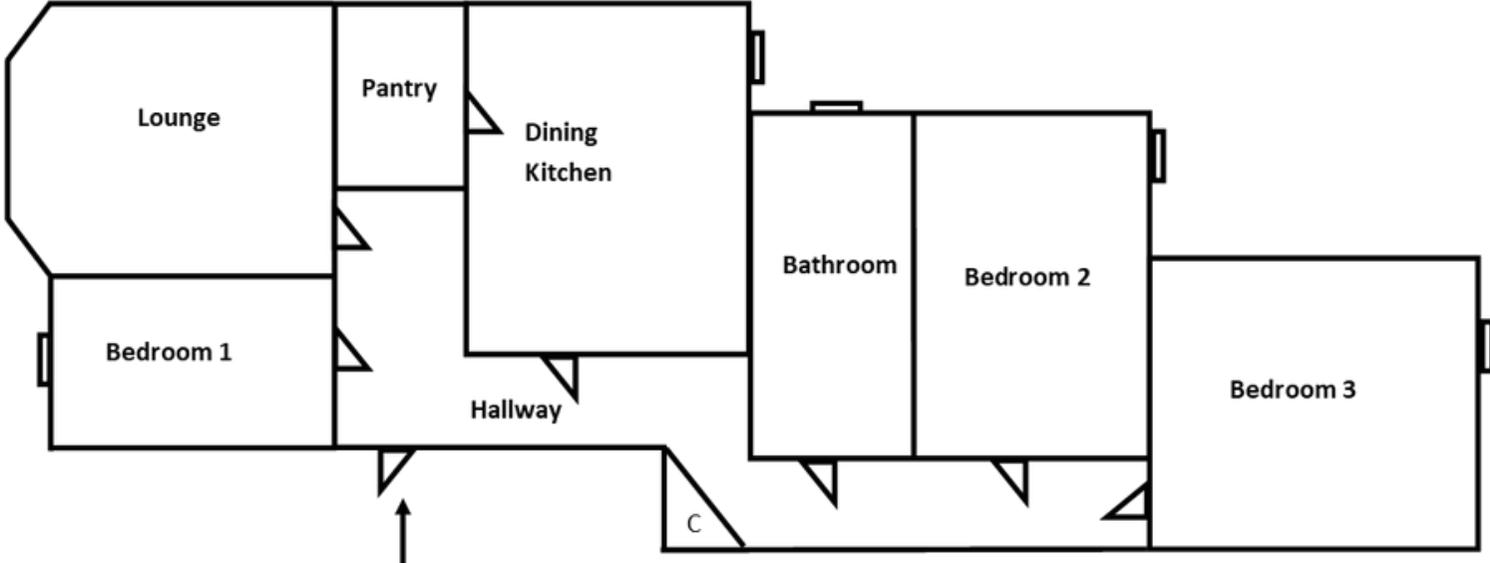
Spacious rear bedroom with a large built-in wardrobe, laminate flooring, and a pendant light, enjoying tranquil views towards the woodland.

**Bathroom - 3.41m x 1.55m**

Modern bathroom with wall-hung vanity unit and drawers, LED mirror, WC, and bath with shower over and glass shower screen. Finished with marble-effect wet wall panels, gold fittings, tall gold radiator, and bathroom cabinet. Chevron-pattern vinyl flooring completes the contemporary look.



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.