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31 Eastlands Park, Rothesay, Isle of Bute, Argyll & Bute

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31 Eastlands Park

Rothesay, Isle of Bute,
Argyll & Bute, PA20 9EG

Rothesay 1.5 miles Wemyss Bay (via ferry) circa 35 minutes, Wemyss Bay to Glasgow Airport 24 miles, Wemyss Bay to Glasgow City Centre 32 miles.

A remarkably deceptively spacious and stylish detached, split level family home in lovely gardens and with exceptional waterscape views.

Ground Level:

Outer canopy porch, entrance vestibule, entrance reception hallway, general purpose and cloaks store, internal door to garage, cloakroom and wc, formal dining room, open plan arch to sitting room with patio doors to raised veranda, dining/breakfasting kitchen.

Garden Level:

Stairs down to lower hallway/sitting area, under stairs store, second general purpose store, bedroom 1, bath and shower room, utility room, bedroom 2, bedroom 3 (principal) with en suite shower room.

First Floor Level:

Stairs up to first floor upper hallway, general purpose store, bedroom 4 (guest) with en suite shower room.

Outbuildings:

Integral single garage, sub floor, garage general purpose garden equipment store and workshop, aluminium framed greenhouse.

Gardens:

Mono block surfaced driveway and vehicle hardstanding, mature lawn fringed with summer flower beds, shrubs, Yucca palms and bushes fringe the front gardens and provide privacy and interest. Gate and steps via flagstone pathway to the landscaped rear gardens. Mature ornamental lawn, patio with circular detail, oval shaped gravel terrace, sheltered sitting, alfresco dining and viewpoints. Yucca palms and a wide range of shrubs and bushes, mature clematis drapes the veranda. Rear gardens are bounded by palisade fencing.

About 0.135 acres

Situation

31 Eastlands Park is situated on the island of Bute on the west of Scotland. The house located promontory to the east of the town of Rothesay in a settlement known locally as Craigmore. The property is part of a small and select executive type development known as Eastlands Park. Number 31 enjoys a neat private position within the development.

Eastlands Park is about 1.5 miles to the east of Rothesay which is the main capital town of the Island of Bute.

The house is in an excellent prominent location such that the 270-degree panoramic view takes in The Cowal peninsula, the upper reaches of the firth of Clyde, Toward light house, east to the mainland, south to Largs, the Cumbraes and the high tops of Arran in the far southerly distance.

Rothesay, has thriving shopping, leisure and educational facilities including a larger sized Co-op. Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the northern side of Bute to Colintraive giving short crossing access to the mainland, Argyll and the West Highlands.

The two nearest airports are Glasgow and Prestwick, which are a approx. 40- and 50-minutes' drive time respectively, in normal driving conditions from Wemyss Bay.

Leisure

Rothesay has an 18-hole golf course enjoying outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights.

Sailing

The area is notable for its sailing on the famous Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintraive to the north, and the Crinan Canal and Tarbert to the north west, are centres of lively sailing activity throughout the season. There are marinas, sheltered moorings, chandlery and boating services in Rothesay and Port Bannatyne.



Description

31 Eastlands Park is a fine detached house on a prime elevated setting within the small and select Eastlands Park development. The house is completed in quartz stone render with honey coloured Fyfstone relief and all under a tiled roof. The accommodation is laid out over three light bright, easily managed and well finished levels. Internally, there is good use of clean hardwood effect laminate flooring, good quality kitchen and bathroom ware with deluxe range ceramics and all teamed with fresh decoration and tasteful soft furnishings.

Ground Floor

Outer canopy porch, twin leaf half glazed storm doors with Rennie Mackintosh etched motif, entrance vestibule with inset downlights, half glazed etched door to entrance reception hallway with inset downlights and general purpose and cloaks store off, internal door to garage, tiled cloakroom and wc with opaque glazed window to front, formal dining room with front facing window and stylish open plan arch to expansive dual aspect sitting room with patio doors to raised viewpoint veranda, dining/breakfasting kitchen with matching base and wall units with hardwood butchers block worktops and integrated white goods, tiled floor and mosaic tile splashback, inset downlights.

Garden Level

Stairs down to lower hallway/sitting area with patio doors to rear terrace and gardens, under stairs store, and second general purpose store, bedroom 1 with three quarter drop windows and 2 x double fronted fitted wardrobes, fully tiled family bath and shower room with glass enclosure and plumbed shower, fitted utility room with hardwood butchers block worktops and white splashback tile, bedroom 2 with French doors to side terrace and gardens and double fronted fitted wardrobe, bedroom 3 (principal) with three quarter drop windows to

gardens, 2 x double fronted fitted wardrobes, tiled en suite shower room with glass enclosure and plumbed shower.

First Floor

Stairs up to first floor upper hallway with porthole rooflight and general-purpose store, bedroom 4 (guest) with dormer window formation and 2 x walk in fitted wardrobes, tiled en suite shower room with glass enclosure and plumbed shower and front facing half opaque glazed window.

Outbuildings

Integral single garage with gas boiler, large capacity hot water tank, electrical switchgear, freezer store, painted concrete floor and up and over door.

Sub garage general purpose garden equipment store and workshop with light and power and painted concrete floor. Aluminium framed greenhouse.

Gardens

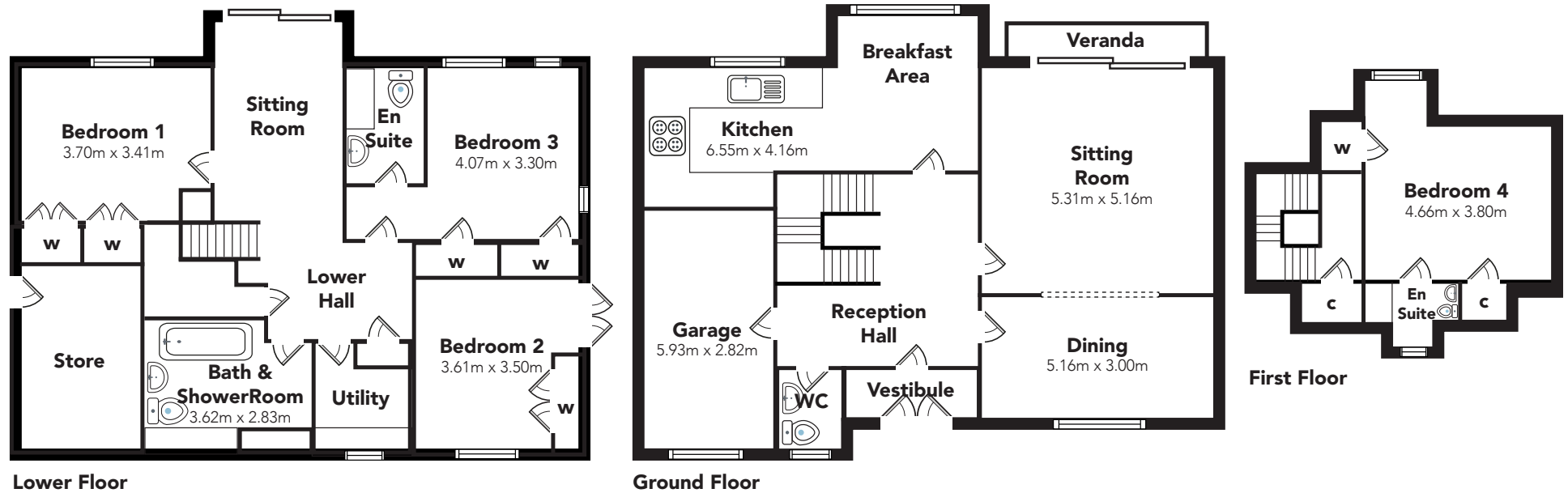
Mono black surfaced driveway and vehicle hardstanding, neat mature lawn fringed with bark mulched summer flower beds, colourful shrubs, Yucca palms and bushes fringe the front gardens and provide privacy, seclusion and interest. A gate and steps lead down via a flagstone pathway to the rear gardens which have been beautifully landscaped and stocked with a wide array of colourful annuals and perennials. Mature ornamental lawn, patio with circular detail, oval shaped gravel terrace, sheltered sitting, alfresco dining and viewpoints. Within the rear gardens there are Yucca palms a wide range of shrubs and bushes, and a mature clematis drapes the veranda supports. The rear gardens are bounded by palisade fencing.





Floorplan and Site Location

31 Eastlands Park



Local Authorities

Argyll and Bute Council
Tel: 0843 1162344.

Services

Mains water, mains drainage, mains gas, gas fired central heating (new boiler 2024), double glazing. Outside water point.

Note: The services have not been checked by the selling agents.

Council Tax

31 Eastlands Park is in Band F, and the amount of council tax payable for 2026/2027 is £3,840.15p

EPC

Rating B

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

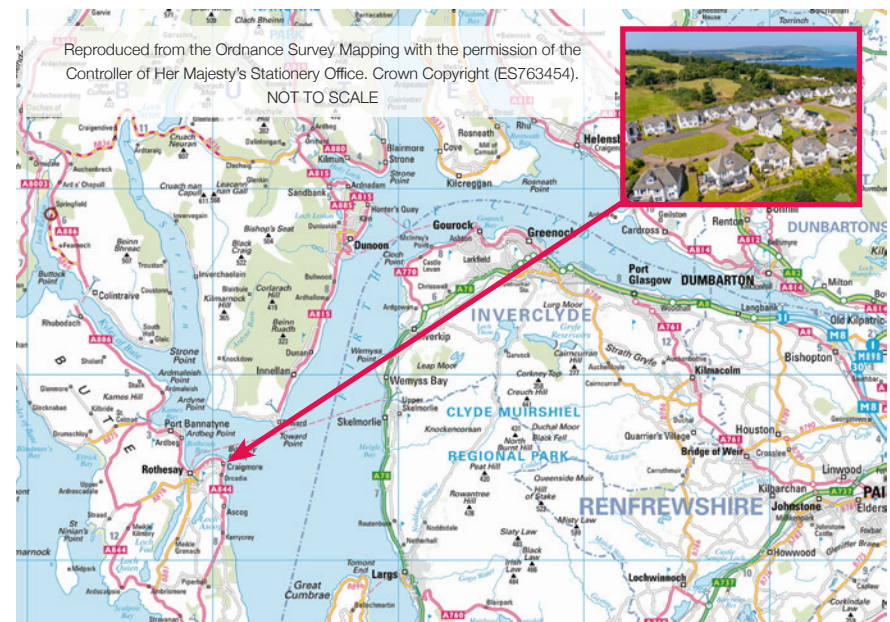
2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Glasgow, travel west on the M8 to Greenock, and then continue on the A78 to Wemyss Bay. Take the Caledonian MacBrayne ferry to Rothesay circa (35 minutes). On arrival at Rothesay, disembark then turn left onto the A844 proceeding along the coast in an easterly direction for 1.1 miles. Turn right onto Albany Road and continue onto Crichton Road. After 0.2 miles, bear right onto Eastland Road and continue for a further 0.2 miles to the top of the hill then turn left via the gate piers with round top finials into the Eastlands Park development. Once in the development, take second left to find number 31 on the left-hand side..

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken July 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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