



## Upper Flat, Clan Villa, Bridge Street, Rothesay, Isle of Bute, PA20 0HQ

**OFFERS OVER £160,000 (£10,000 UNDER HOME REPORT VALUE)**

Occupying the upper floor of a charming traditional stone villa, this spacious flat enjoys breathtaking elevated views over Rothesay Bay, and the surrounding townscape. Set in a desirable location just a short walk from the town centre, ferry terminal, and all local amenities, this property combines period character with convenience.

The accommodation boasts generous room sizes, high ceilings, and large windows that flood the space with natural light while offering panoramic outlooks. Ideal as a permanent residence, or buy-to-let investment, this flat presents an excellent opportunity.

Gas Central Heating (new boiler installed 2024) /Double Glazing

EPC Rating: D    Council Tax Band: B





## Accommodation

### **Entrance Porch - 1.92m x 2.38m**

A bright and welcoming UPVC glazed entrance porch, allowing plenty of natural light. Finished with durable vinyl flooring, it provides a practical yet inviting space. A wooden storm door leads into the vestibule.

### **Vestibule - 1.09m x 1.00m**

A glass panel door leads into the hall. Electricity meter and switchboard. Carpet.

### **Hall - 3.91m x 1.11m + 4.86m x 1.07m**

A welcoming hallway with an abundance of storage. Shelved wall press. Shelved cupboard with hanging rail. Plain cornice. Pendant light. Smoke alarm. Carpet.

### **Lounge - 5.05m x 4.02m**

Bright and spacious lounge featuring a large bay window offering stunning panoramic views towards Rothesay Bay and over the town. The room benefits from a gas coal effect fire, a shelved alcove providing storage or display space, plain cornicing, and a ceiling rose with central light fitting, adding a touch of character to this welcoming living space. Carpet.





### Dining Kitchen - 4.81m x 3.21m

Spacious dining kitchen fitted with a range of base and wall-mounted units complemented by contrasting worktops and tile splashback. Features include an integrated electric hob with cooker hood, stainless steel sink with drainer and mixer tap, and tile-effect laminate flooring for easy maintenance. Alpha combi boiler. Spotlights. A rear-facing window provides natural light and a pleasant outlook over the rear garden.



### Bathroom - 2.97m x 1.68m

Modern bathroom fitted with a white three-piece suite comprising bath with shower over, WC, and wash hand basin with pedestal. Additional features include a mirrored wall cabinet, part wet wall panelling, vinyl flooring, and a chrome towel radiator, offering both style and practicality.



**Bedroom 1 - 3.95m x 3.47m**

Well-proportioned double bedroom with windows to the front offering attractive views over the town. Features include plain cornicing, ceiling light with decorative ceiling rose, and fitted carpet. A generous walk-in cupboard/wardrobe provides excellent storage, complete with shelving and a hanging rail (1.03m x 1.80m).

**Bedroom 2 - 3.63m x 3.83m**

Bright double bedroom located to the rear of the property, featuring plain cornicing, pendant ceiling light, and fitted carpet.



### **Bedroom 3 - 3.96m at widest x 2.26m**

Single bedroom positioned to the front of the property, enjoying lovely views over the town and towards Rothesay Bay. The room features a ceiling light, plain cornicing, and fitted carpet.



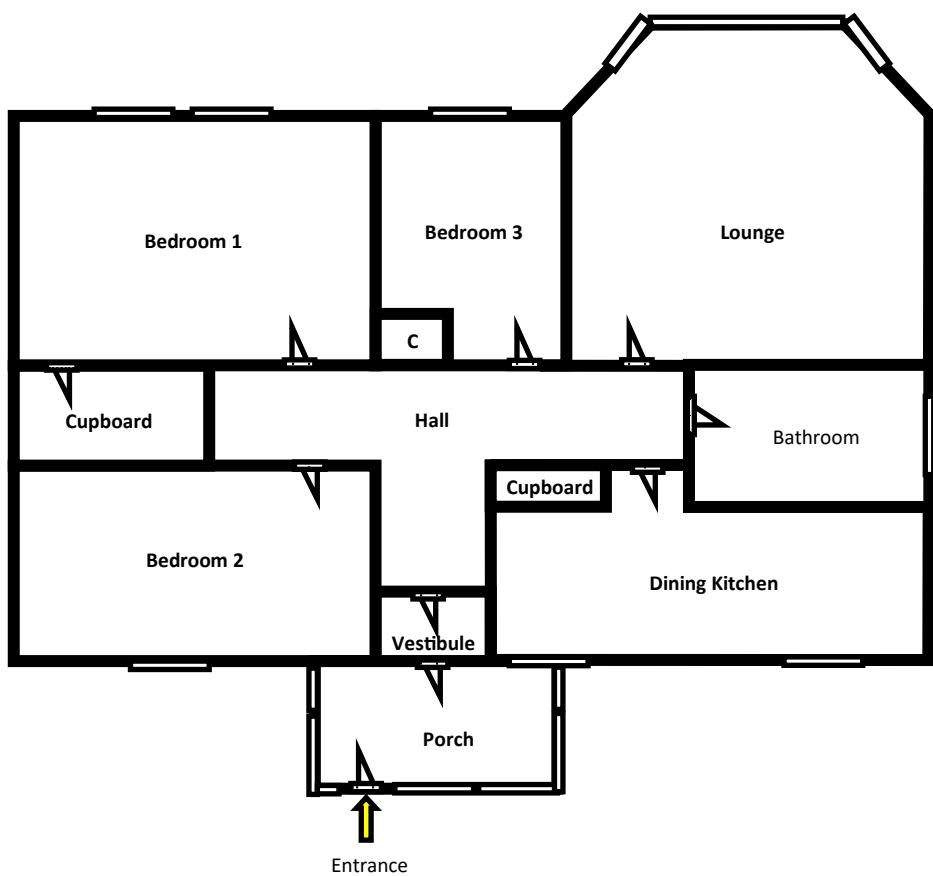
### **Garden**

Exclusive gravel seating area to the rear. A private cellar offers valuable additional storage space. Further communal amenities include a shared washhouse and a well-maintained drying green.





Floor Plan for Guidance Only - Not to Scale



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