



**WM SKELTON & CO**



**Flat G/1, 11 The Terrace, Ardbeg, Rothesay, Isle of Bute, PA20 0NP**

**Offers over £48,000**

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## FLAT G/1, 11 THE TERRACE, ARDBEG, ROTHESAY, ISLE OF BUTE, PA20 0NP

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A lovely, bright ground-floor flat forming part of a well-maintained factored tenement, situated in the popular area of Ardbeg. Perfect for first-time buyers or investors alike, the property offers excellent letting potential. Local amenities include regular bus services, a nearby playpark and general store, with the seafront just a short walk away. Furniture can be included.

Further benefits include gas central heating and double glazing.  
Factored by Bute Factors.

**Council Tax Band: A EPC Rating: D**

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### COMPRISES:

- Lounge
- Kitchen
- Bathroom
- 1 Double Bedroom
- Shared garden
- Shared store in close



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## Accommodation:

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### Hall - 4.69m x 1.21m

Spot light group, smoke alarm, shelves, coat hooks, laminate flooring.



### Lounge - 4.62m x 3.54m

Bright and spacious lounge featuring an attractive bay window, allowing excellent natural light. The room is enhanced by original period features including an ornate cornice and ceiling rose. Additional features include a shelved wall press, electric fire, ceiling light fitting, bay window with vertical blinds and curtains, and durable laminate flooring.



### Kitchen - 3.82m x 2.21m

Fitted kitchen with a range of base and wall units complemented by contrasting worktops and tiled splashback. Appliances include an electric cooker with cooker hood and washing machine. Sink and drainer with mixer tap. Potterton combi boiler. The room is finished with laminate flooring and benefits from a window to the front fitted with vertical blinds and curtains. Ceiling features a plain cornice and a group spotlights.



### **Bathroom - 2.50m x 1.66m**

Bathroom fitted with a three-piece suite comprising a bath with pillar taps and electric shower over, complete with a glass shower screen. Additional fittings include a wash hand basin on pedestal with pillar taps and a WC. Features include a spotlight group, a useful small storage cupboard, and vinyl flooring.

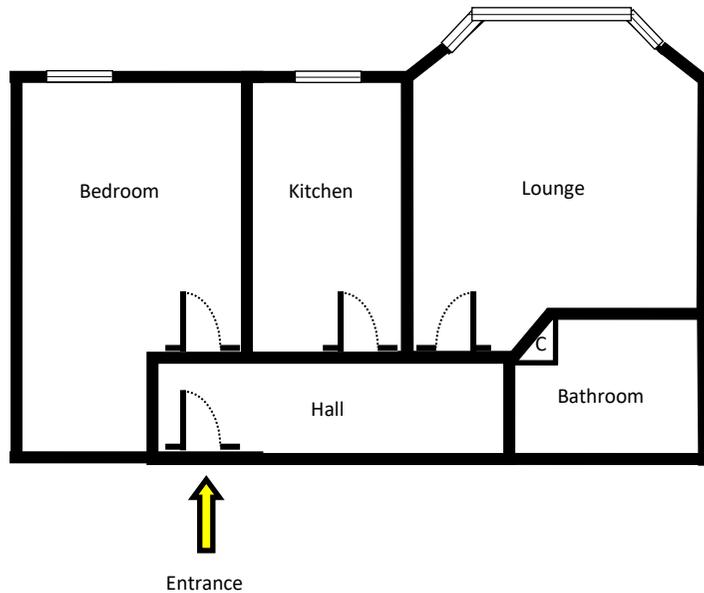


### **Bedroom - 3.14m x 3.88m**

Spacious double bedroom to the front looking out to the well maintained front garden. Ceiling light with integrated fan. Features include vertical blinds and curtains, laminate flooring, and a useful recess area measuring **1.42m x 1.71m**, ideal for storage or dressing space or even the potential to form an ensuite shower room with the relevant permission from the local authority.



### **Floor Plan for Guidance Only - 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.