

Craigview, 5 Craigmore Road, Rothesay, Isle Of Bute.

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Craigview

5 Craigmore Road, Rothesay, Isle Of Bute, PA20 9LB

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

An attractive semi-detached 4-bedroom home located on the Island of Bute with spectacular water views over Firth of Clyde.

Ground Floor:
Outer front door with glass insert to conservatory, inner front door with glass insert to entrance hallway, under stair store cupboard, bedroom 4/ potential dining room with window to front, sitting room with window to front and waterscape view, family shower room, kitchen with informal breakfasting and dining area, utility room, glass insert door to good sized conservatory, twin leaf doors to gardens.

First Floor:
Staircase to first floor, bedroom 1 (principle) with open fireplace, dual aspect windows to waterscape views, fitted cupboard, bedroom 2 with window to waterscape views, walk in wardrobe, en suite shower room. Bedroom 3 with window to rear gardens, contemporary family bathroom with separate shower enclosure.

Gardens:
The front gardens are accessed via stone piers set within a stone wall leading to ample vehicular hard standing, parking and turning, with an area of level lawn. The rear gardens are accessed via a single personal gate to courtyard area, twin leaf gates set within a stone wall lead to a level lawn with an assortment of beds, bushes and specimen trees, all bound by a stone wall.

Outbuildings:
Single stone garage with manual up and over door, coal store.

0.27 of an acre.

Situation

Craigview is situated on the eastern side of the Isle of Bute's capital town of Rothesay.

From its front-line location, the property commands uninterrupted views across the Firth of Clyde to the mouth of Loch Striven and the eastern Kyles.

The waterscape aspect presents the coming and going of the Caledonian Macbrayne Ferry service to and from Wemyss Bay as well as the movement of pleasure boats and sailing yachts as they venture through the famous and highly scenic Kyles of Bute. The Island also has a small fishing fleet which catches fresh produce for the community and beyond.

Rothesay town has thriving shopping, leisure and educational facilities including a larger sized Co-op. Victoria hospital provides an A&E department and a minor incidents unit. Caledonian MacBrayne operates a frequent ferry service to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the north of Bute to Colintraive giving access to Argyll and the West Highlands.

The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 50 minutes' drive respectively from Wemyss Bay.

Leisure

Rothesay has an 18 hole golf course, from most of which there are 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 well known for its sailing on the Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintraive to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, chandlery services and sheltered moorings in Rothesay and Port Bannatyne.







Description

Craigview is a well-proportioned 4 bedroom home located on Craigmore Road on the Island of Bute. The property is laid across two easily managed light and bright levels and whilst it requires a degree of improvements and modernisation, once completed will lend itself as a wonderful family home.

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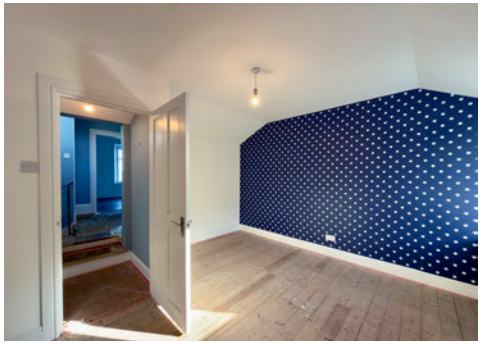








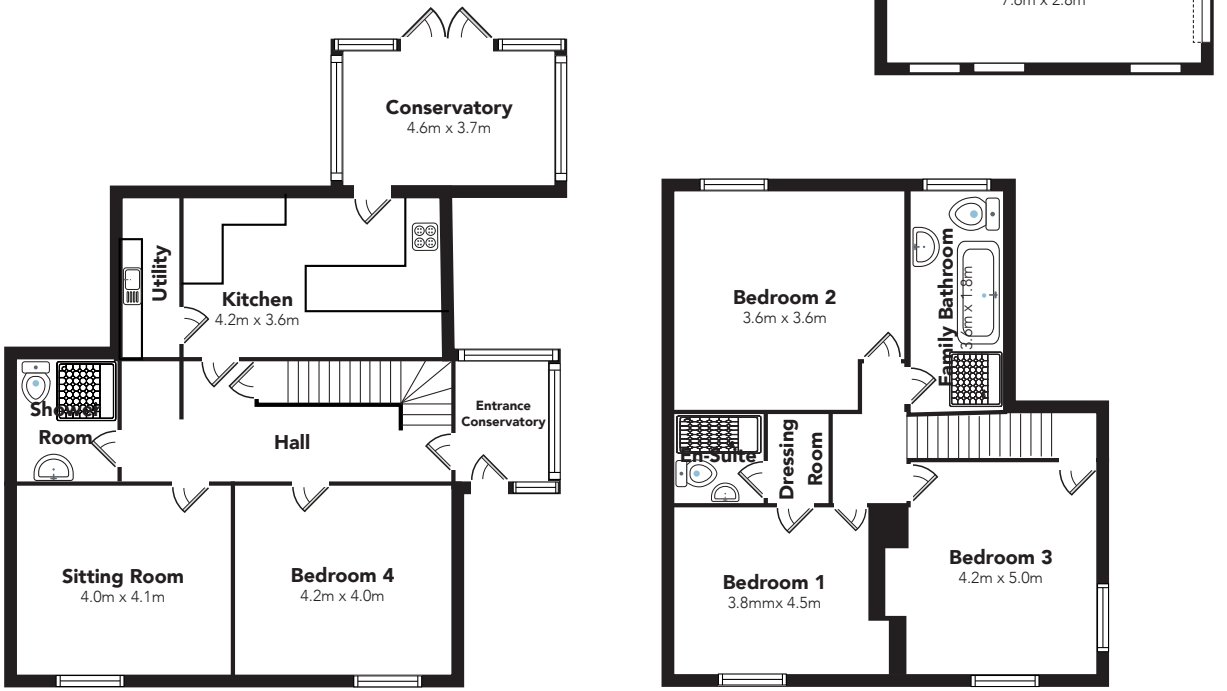


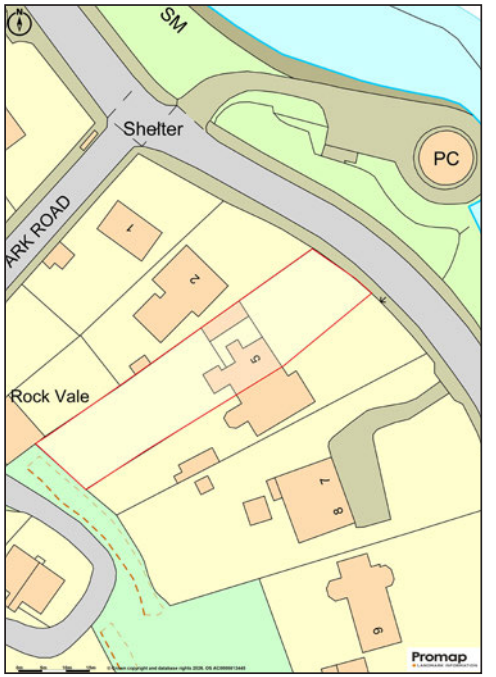




Floorplan and Site Location

Craigview, Rothesay







All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.









Local Authorities
Argyll and Bute Council
Tel: 01546 605522

Services
Mains water supply, mains drainage, mains gas, gas fired central heating, double glazing. (Please note, the window in bedroom 4/dining room is currently boarded up).

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

Council Tax
Craigview is in Council Tax band D and the amount payable for the period 2026/2027 is £2435.65 including water and drainage.

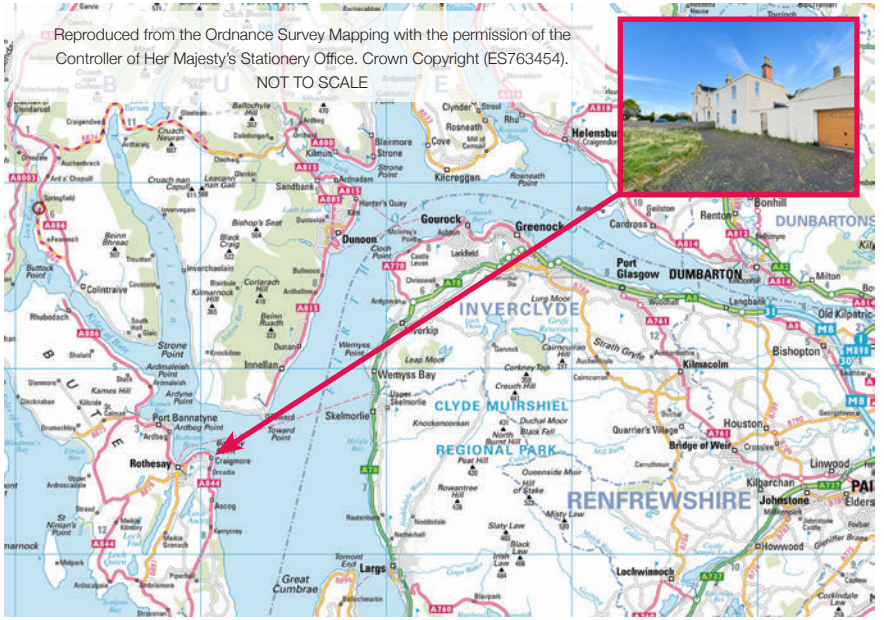
EPC
Rating D

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

This property will be sold as seen. Any items at the property will not be removed.

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 (35 minutes). On leaving the ferry at Rothesay, turn left and follow the coastal road until reaching Craigmore to find Craigview on your right hand side.

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 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 November 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.

ROBB RESIDENTIAL

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