



WM SKELTON & CO



Flat 4, Montford Apartments, 35a Craigmores Road, Rothesay, Isle of Bute, PA20 9ES

Offers over £230,000

FLAT 4, MONTFORD APARTMENTS, 35A CRAIGMORE ROAD, ROTHESAY, ISLE OF BUTE, PA20 9ES

This beautifully presented first floor property offers a perfect blend of modern comfort and stylish living, set within a well-maintained and highly desirable development. The lounge, kitchen and principal bedroom are all positioned to the front of the property, enjoying a picturesque sea view that provides a stunning and ever-changing backdrop. To the rear, there are a further two well-proportioned bedrooms, each benefiting from a private outlook over the garden, creating a peaceful retreat. The property is further enhanced by a modern, contemporary bathroom finished to a high standard, as well as a stylish ensuite shower room, providing added convenience and comfort.

Externally, the property is part of an attractive, modern residential building with private parking and well-kept communal grounds. The setting provides a peaceful atmosphere while remaining conveniently located for relaxing walks, outdoor enjoyment and transport links.

This property represents an excellent opportunity for those seeking a stylish home in a sought-after location, combining modern interiors with beautiful surroundings—an excellent holiday retreat or retirement property.

The contents (less personal items) can be included via separate negotiation.

COMPRISES:

- Lounge with picturesque sea views
- Dining Kitchen
- Bathroom
- 3 bedrooms (one ensuite master bedroom)
- Private car park
- Communal gardens
- Communal bin store



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

Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

Accommodation:

Hall - 4.34m x 2.30m + 2.49m x 1.55m

Bright and spacious hall with storage cupboard housing the electricity meter and switchboard (2.35m x 0.60m). Loft hatch. Matching doors to all rooms. Spotlights. Carpet. Secure entry handset.

Lounge - 5.74m x 3.74m

A bright and spacious modern lounge boasting a wonderful elevated sea view, showcased through a large central window with doors on either side. Beautifully presented with bespoke blinds, elegant curtains, and a fitted carpet, the room offers a stylish yet comfortable space ideal for both relaxing and entertaining.

Dining Kitchen - 3.95m x 3.07m

A bright and modern dining kitchen enjoying sea views from windows to both the front and side, creating a light and airy space. Fitted with a range of cream high-gloss wall and base units, complemented by stone granite worktops and under-cabinet lighting. The kitchen features an integrated stainless steel sink with drainer and Quooker hot water system, along with a full suite of integrated appliances including microwave, dishwasher, fridge/freezer, electric hob, oven, and cooker hood. Finished with spotlights, a tiled floor, and a Vokera combi boiler neatly housed within a cupboard. Bespoke blinds with pelmet complete the space.



Master Bedroom - 3.80m x 3.96m

A spacious master bedroom positioned to the rear of the property, featuring an en-suite shower room. The room enjoys pleasant views over the well-kept garden and woodland beyond, and is finished with a ceiling light, fitted carpet, and roller blind with pelmet.

Ensuite Shower Room - 3.26m x 1.24m

Large shower cubical with sliding glass door. Wall-hung vanity sink unit. WC. Partial wet wall panelling. Tiled flooring. Roller blind and pelmet. Spotlights.

Bedroom 2 - 4.03m x 3.80m

A spacious twin bedroom located to the rear of the property, enjoying attractive views over the garden and woodland beyond. The room is well presented with a ceiling light, fitted carpet, and roller blind with pelmet.

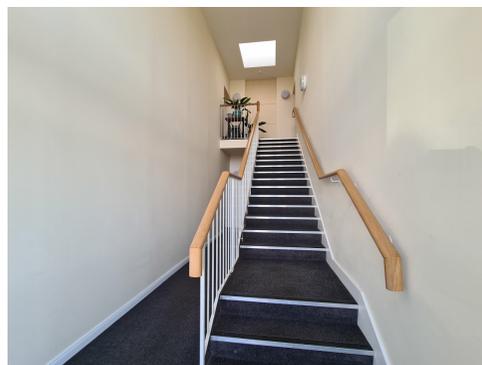
Bedroom 3 - 3.80m x 2.74m

Versatile double bedroom/dining room enjoying sea views to the front. The room is finished with a ceiling light, fitted carpet, and roller blind with pelmet.

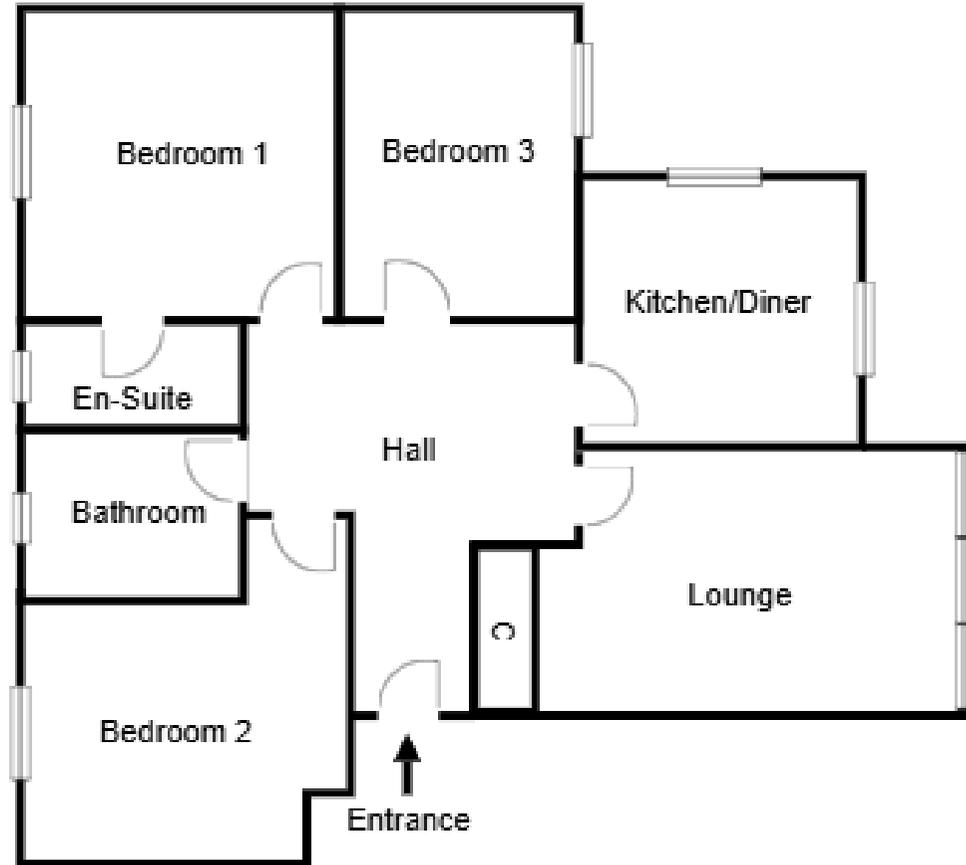
Bathroom - 3.24m x 1.85m

Spacious, modern partially tiled bathroom. Bath with shower over. Glass shower screen. Wall-hung hand basin vanity unit. WC. Ladder style towel radiator. Roller blind and pelmet. Spotlights.





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.