



WM SKELTON & CO



Flat 2/2, 7 Wyndham Road, Rothesay, Isle of Bute, PA20 0NR
Offers over £125,000

FLAT 2/2, 7 WYNDHAM ROAD, ROTHESAY, ISLE OF BUTE, PA20 0NR

Occupying an enviable top-floor position within a handsome traditional building, this beautifully presented apartment offers spacious accommodation complemented by breath-taking panoramic sea and hill views.

The standout feature of the home is the impressive open-plan living, dining and kitchen area. Bathed in natural light from the large bay window, this sociable space is ideal for both everyday living and entertaining. The modern fitted kitchen boasts sleek high-gloss units, integrated appliances and extensive work surfaces, while the lounge provides the perfect place to relax and enjoy the ever-changing outlook. The apartment has been tastefully decorated throughout in neutral tones, creating a bright and welcoming interior that is ready to move straight into. High ceilings and large windows enhance the sense of space, while the elevated position ensures privacy and uninterrupted views over the rooftops to the water beyond.

Ideally situated in a sought-after residential location, the property is within easy reach of a local shop, bus services and a nearby park. Residents group for maintenance and repairs.

COMPRISES:

- Lounge/kitchen
- 3 bedrooms (one ensuite)
- Bathroom
- Shared garden/drying green
- Cellar



Accommodation:

Hall - 2.48m at widest x 4.94m at widest

A welcoming entrance hallway with high ceilings, ornate cornicing, ceiling rose and wood-effect flooring, creating a bright and spacious first impression. The hallway provides access to the main living accommodation and includes a useful storage cupboard.

Lounge/Kitchen- 6.92m x 3.68m

A bright and spacious open plan lounge and kitchen, enjoying an attractive outlook from the large bay window. The contemporary fitted kitchen offers a good range of wall and base units, contrasting worktops and stainless steel sink unit with drainer and mixer tap. Integrated appliances include a double oven, gas hob, washing machine and dishwasher. The living area provides comfortable space for both seating and dining, making it ideal for everyday living and entertaining.



Bedroom 1 - 3.95m x 2.54m

Bright double bedroom with windows to front providing wonderful sea views over roof tops. Ceiling light, carpet, and curtains. Shelved wall press. Large walk-in cupboard (1.18m x 1.85m).

**Bedroom 2 - 3.82m x 3.31m**

Bedroom to rear with fantastic views over the gardens towards Loch Striven. Ceiling light, pulley, carpet and curtains. Large cupboard (1.22m x 1.83m). Door to ensuite shower room.

**Ensuite Shower Room - 1.48m x 1.75m**

Shower room comprising a vanity wash hand basin and shower cubical. Partial wet wall panelling and tile effect laminate flooring. Cupboard housing Vokera combi boiler.

**Bedroom 3- 4.16m x 2.85m**

Bedroom to rear with fantastic views over the gardens towards Loch Striven. Ceiling light, carpet and curtains.

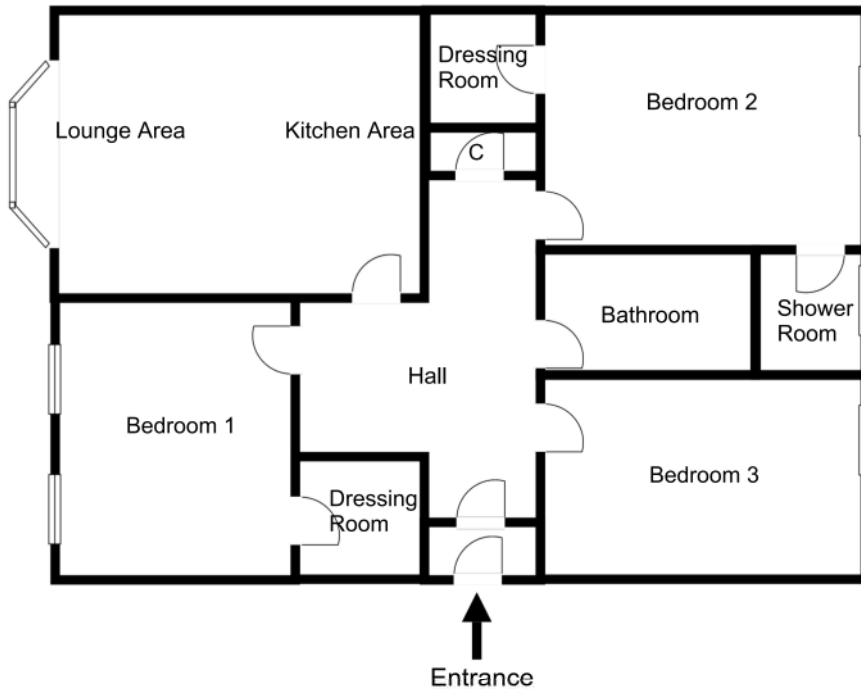


Bathroom - 2.29m x 1.50m

Bathroom comprising a vanity wash hand basin, panelled bath with pillar taps and WC. Partial wet wall panelling and tile effect laminate flooring.

Outside:

Well-maintained shared garden/drying green. Exclusive cellar.

**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.



