



6 Battery Place, Rothesay, Isle of Bute, Argyll & Bute

www.robbrresidential.com







6 Battery Place

Rothesay, Isle of Bute, Argyll & Bute, PA20 9DP

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

A beautifully appointed mid terraced property with spectacular water views over Firth of Clyde to the mouth of Loch Striven and the eastern Kyles.

Ground Floor:

Outer front door to entrance vestibule, inner front door to welcoming entrance hall, formal sitting room with windows to waterscape views. Enclosed Edinburgh press hall store, under stair store cupboard, wc, contemporary fitted kitchen come dining area, pantry/utility room, windows and door to rear gardens.

First Floor:

Carpeted staircase to first floor landing, bedroom 1 (principal) with 2 x windows to waterscape views, contemporary and stylish en suite bath and shower room. Family shower room, bedroom 2 with window to rear gardens, bedroom 3 with window to rear gardens, exposed Edinburgh press. Secondary sitting room with waterscape views, home office/study, spiral staircase leading to converted loft space, access to property eaves, additional bedroom/sitting area with views to waterscape.

Outbuildings:

Attached workshop store, personal door access, light and power supply, housing the boiler, neatly presented under a tiled micro fibre roof. Detached coach house, completed in repointed stone, neatly presented under a dark grey slate roof, wind and watertight. Detailed planning permission in place to create a 2-bedroom annex. It is understood that all services have been connected to the coach house.

Gardens:

The front gardens at 6 Battery Place are low maintenance by design with a personal gate and path leading to the property's front door, a paved patio area lends itself perfect for alfresco sitting and enjoying evening sundowners, the patio area is further bordered with colourful flower beds and bushes and bounded by a stone wall. The immediate rear gardens are laid to a paved patio area, with is ideal for alfresco dining and bounded by a drystone wall, personal gates provide access to a secondary area of gardens which are laid to lawn and a further patio area, bounded by mature beds and bushes and a timber fence. A pathway provides access to extreme rear gardens which are to concrete with a natural rock backdrop.

Situation

6 Battery Place is situated in an area known locally as Craigmore on the eastern side of the Isle of Bute's capital town of Rothesay.

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

The waterscape aspect is always lively with 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.

Rothesay town has thriving shopping, leisure and educational facilities including a larger sized Co-op. 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 Colintrave giving access to Argyll and the West Highlands.

The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 55 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 Colintrave 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

6 Battery Place is a beautifully finished mid terraced family home completed in exposed stone, all neatly presented under a dark grey slate roof. The accommodation which is light and bright is laid across three easily managed levels and from the property there are spectacular water views over Firth of Clyde to the mouth of Loch Striven and the eastern Kyles.

The house is perfect and well-appointed for principal family living, however as one is well aware, the Isle of Bute is a well-known west of Scotland holiday and short break destinations and 6 Battery Place also offers considerable scope as a second, or income producing self-catering holiday letting home.

Ground Floor

Outer front door to entrance vestibule, inner front door with glass insert to welcoming entrance hall with hardwood flooring throughout, formal sitting room with windows to waterscape views, warming log burning stove with marble surrounding. Enclosed Edinburgh press hall store, under stair store cupboard, wc with heated towel rail, contemporary fitted kitchen come dining area, pantry/utility room, windows and door to rear gardens.

First Floor

Carpeted staircase to first floor landing, retractable ladder to loft space, bedroom 1 (principal) with 2 x windows to waterscape views, contemporary and stylish en

suite bath and shower room with spot lighting, wall mounted mirrored TV, heated towel rail. Family shower room with heated towel rail, bedroom 2 with window to rear gardens, bedroom 3 with window to rear gardens, exposed Edinburgh press. Secondary sitting room with waterscape views, gas fire with marble surround, home office/study, with spiral staircase leading to converted loft space, access to property eaves, additional bedroom/sitting area with views to waterscape.

Outbuildings

Timber garden shed/workshop with twin leaf doors, power supply.

Gardens

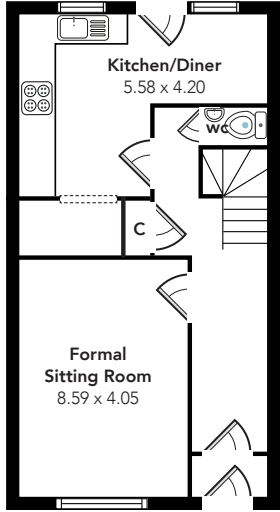
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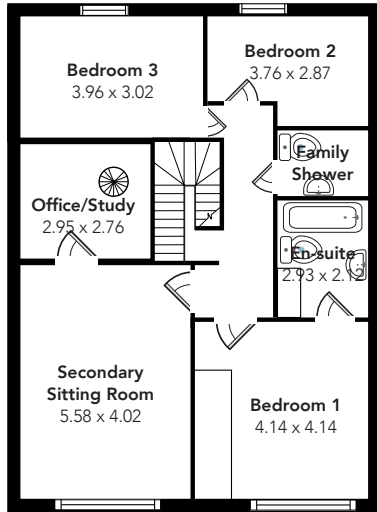


Floorplan

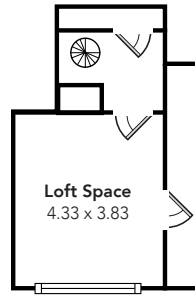
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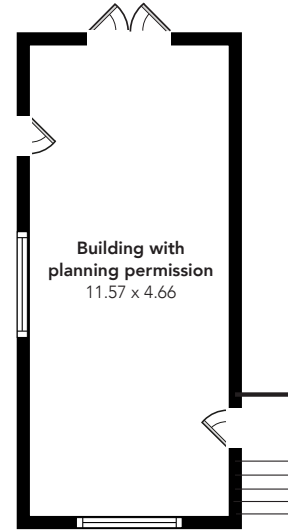
Ground Floor



First Floor



Second Floor



Outbuilding



Local Authorities

Argyll and Bute Council

Tel: 01546 605522

Services

Mains water supply, mains drainage, mains gas supply, gas fired central heating supported by warming log burning stove, double glazing.

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

Council Tax

6 Battery Place is in Council Tax band D and the amount payable for the period 2026/2027 is £2,435.65p including water and drainage.

EPC Rating

EPC C

Viewing

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

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

Possession

Vacant possession will be given on completion.

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

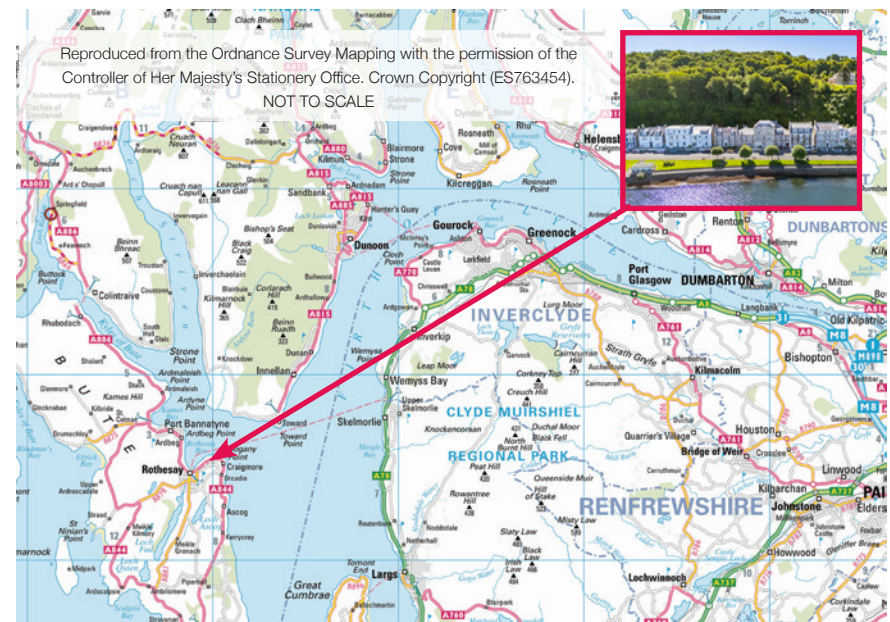
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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



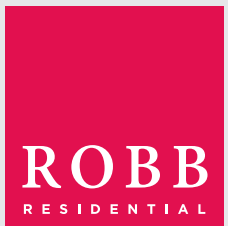
Travel Directions

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 remain on the A844 to find 6 Battery Place, circa one mile on the right-hand side.

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 June 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.



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