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JAS CAMPBELL & CO LTD
— WS —
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Detached Bungalow
Glen Maree, 55 Ardbeg Road, Isle of Bute, PA20 0NL
Offers Over £95,000





Jas Campbell & Co are delighted to be marketing this well positioned Detached Bungalow conveniently located in Rothesay, the principal town on the Isle of Bute. It can be reached by a Caledonian MacBrayne ferry from Wemyss Bay, which also offers an onward rail link to Glasgow Central Station.

The property requires a high level of upgrading, as per Home Report. However, given it's peaceful island location and placed just a short walk from the town centre and ferry terminal, there is excellent potential for this to be a beautiful home suitable for both families and retirees. Due to this property's location on a large plot it benefits from a good sized enclosed rear garden area.

Accommodation comprises: The property is entered via the Entrance Vestibule. Hallway with storage cupboard - The Dining Lounge with electric fire has windows to both the front and side of the property filling the room with natural light - The kitchen which can be accessed via the lounge or hallway houses wall and floor units for more than ample storage - Rear Utility Room with storage - Bathroom with 3 piece suite - Bedroom One is of double size and has a window to the front of the property. Bedroom Two is also of double size and has a window to the rear. Bedroom Three is also to the rear of the property.

Internal Viewing Highly Recommended.



MEASUREMENTS

Vestibule	1.00 m x 1.00 m / 3'3" x 3'3"
Hallway	3.42 m x 4.75 m / 11'3" x 15'7"
Dining Lounge	6.89 m x 5.60 m / 22'7" x 18'4"
Kitchen	3.98 m x 3.36 m / 13'1" x 11'0"
Rear Vestibule	1.61 m x 0.92 m / 5'3" x 3'0"
Bathroom	2.96 m x 1.67 m / 9'9" x 5'6"
Bedroom 1	3.22 m x 4.44 m / 10'7" x 14'7"
Bedroom 2	3.99 m x 2.77 m / 13'1" x 9'1"
Bedroom 3	2.96 m x 2.93 m / 9'9" x 9'7"

FEATURES

- Detached Bungalow
- 3 Bedrooms
- Island Living
- Ideal Holiday Home
- Renovation Project
- Good size Plot
- Rear Garden
- Family Home
- Retirement Opportunity

EPC Rating - E

Council Tax Band - C



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.

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