



WM SKELTON & CO



**Flat G/2, 42 Mount Pleasant Road, Rothesay, Isle of Bute, PA20 9HJ**  
**Offers over £96,000**

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## FLAT G/2, 42 MOUNT PLEASANT ROAD, ROTHESAY, ISLE OF BUTE, PA20 9HJ

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Forming part of a handsome traditional stone-built building, the apartment combines period character with modern comfort and benefits from a convenient ground floor position, making it particularly appealing as a retirement property or for those seeking easily accessible accommodation. The property benefits from both an exclusive front garden and an exclusive rear garden area, providing excellent outdoor space for relaxing, gardening or entertaining. In addition, residents have access to a shared drying green, while a substantial exclusive cellar offers valuable storage space.

Beautifully presented and offered in true walk-in condition, this attractive ground floor apartment represents an excellent opportunity for a variety of purchasers. The property is being sold fully furnished, allowing buyers to move straight in and enjoy their new home from day one. The bright and well-proportioned living space is complemented by tasteful décor throughout, creating a welcoming and comfortable home. Situated within easy reach of local amenities.

This is a fantastic opportunity to acquire a well-maintained home within a sought-after residential area.

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### COMPRISES:

- Lounge with large bay window
- Kitchen
- Bathroom
- 2 double bedrooms
- Study/spare room
- Exclusive front garden
- Exclusive area of garden with decking
- Exclusive cellar with power
- Shared drying green



## Accommodation:

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### Vestibule - 1.33m x 0.58m

A welcoming entrance vestibule located on the ground floor, featuring decorative tile effect flooring, double storm doors, a glazed inner door, and access to the communal stairwell serving the upper floors and also the stairs to the garden.

### Hall - 1.33m x 1.99m + 3.53m x 1.36

Spacious hallway with ornate cornicing and ceiling rose. Pendant light. Smoke alarm. Laminate flooring.

### Lounge - 5.58m at widest x 4.53m

A bright and spacious front-facing room featuring an attractive bay window that floods the space with natural light. Character features include ornate cornicing, a decorative ceiling rose, and a charming alcove with useful storage cupboard below. Finished with laminate flooring and complemented by Venetian blinds and curtains, the room provides a comfortable and welcoming living space. Ceiling pendant light and smoke alarm.

### Kitchen - 4.13m x 2.40m

A bright and well-appointed kitchen enjoying a pleasant rear aspect through twin windows, allowing for an abundance of natural light. Fitted with a range of base and wall-mounted units complemented by contrasting worktops and matching splashbacks, the kitchen offers both style and practicality. Integrated appliances include an electric oven, gas hob and cooker hood, while freestanding appliances comprise a fridge/freezer, washing machine and tumble dryer. A composite one-and-a-half bowl sink with drainer and mixer tap completes the workspace. Further benefits include recessed spot lighting, roller blinds, a Baxi combi boiler, and laminate flooring.



### **Bedroom 1 - 3.13m x 4.57m**

A bright and generously proportioned double bedroom positioned to the front of the property. The room features a large window providing excellent natural light, complemented by Venetian blinds and curtains. Further benefits include a plain cornice and laminate flooring, creating a comfortable and well-presented space.



### **Bedroom 2 - 4.02m x 2.51m**

A well-proportioned bedroom enjoying a pleasant outlook over the rear garden. The room is finished with a plain cornice and laminate flooring and features a pendant light fitting. A rear-facing window provides good natural light and is complemented by roller blinds and curtains.



### **Study/Spare room - 2.38m x 3.16m**

A versatile study/home office/spare room featuring recessed spot lighting and laminate flooring. A high-level internal window allows natural light to filter into the room, creating a bright and practical workspace.



### Bathroom - 1.89m x 2.42m

Contemporary bathroom fitted with a three-piece suite comprising a bath with shower over and glass shower screen, pedestal wash hand basin with mixer tap, and WC. Enhanced by recessed spot lighting and partial wet wall panelling, offering a practical and low-maintenance finish. An obscure-glazed rear window provides natural light and privacy and is fitted with a roller blind. Ladder-style heated towel radiator.

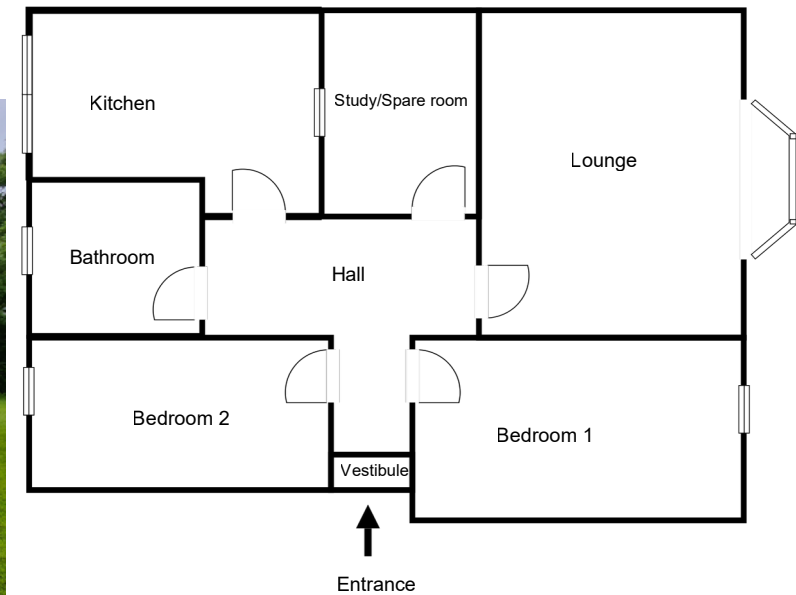


### Garden

Exclusive front garden and area of garden with decking to rear. Shared drying green. Exclusive cellar with power.



### 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.