



WM SKELTON & CO



10 Eden Drive, Rothesay, Isle of Bute, PA20 9HX
Offers over £120,000

10 Eden Drive, ROTHESAY, ISLE OF BUTE, PA20 9HX

Situated within a popular residential area, this well-proportioned three-bedroom end-terraced home offers generous living accommodation, private gardens, and off-street parking, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The property enjoys an elevated position with an attractive front lawn, rear garden and driveway providing convenient off-street parking.

Located just a short walk from a public park and leisure centre, the property is ideally positioned for an active lifestyle. The town centre and ferry terminal are approximately one mile away, offering convenient access to local shops, amenities, schools, and transport links.

This is a fantastic opportunity to acquire a substantial family home in a well-established and popular neighbourhood.

COMPRISES:

- Lounge
- Kitchen
- 3 bedrooms
- Shower room
- Driveway
- Exclusive front and rear garden



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 - 3.84m x 2.64m at widest

A welcoming entrance hall providing access to the principal ground floor accommodation and staircase to the first floor. Finished with fitted carpeting and contemporary décor, creating an inviting first impression.

Lounge - 4.86m at widest x 3.73m at widest

A bright and well-proportioned lounge enjoying large front and side facing windows that fills the room with natural light. The generous floor space provides ample room while a decorative fireplace creates an attractive focal point.

Kitchen - 2.76m at widest x 3.75m at widest

A well-proportioned fitted kitchen offering a good range of wall and base units with complementary work surfaces. The layout provides ample space for food preparation and everyday cooking, with an integrated fridge/freezer, oven, gas hob and extractor hood. A side facing window allows for plenty of natural light, while the practical tiled flooring and generous worktop space make this a functional kitchen with scope for cosmetic updating to suit individual tastes. Door to rear garden. Access to loft area.

Landing

A bright and spacious first-floor landing with a corner window providing excellent natural light. Finished with fitted carpet and a painted spindle balustrade, with access to all first-floor rooms. Access to loft.



Bedroom 1 - 3.14m at widest x 4.86m at widest

A spacious double bedroom with front and side facing windows providing an abundance of natural light. Generously proportioned, the room offers ample space for a double bed and additional freestanding furniture. Built-in storage enhances practicality.

**Bedroom 2 - 3.46m at widest x 4.02m at widest**

A bright and well-proportioned double bedroom with a large rear facing window allowing for plenty of natural light. Offering generous floor space for a double bed and additional bedroom furniture, the room is finished in neutral tones with soft carpeting, creating a comfortable and versatile space. Built-in storage enhances practicality.

**Bedroom 3 - 3.36m x 3.47m**

A comfortable and well-proportioned ground floor bedroom with a large window to the rear providing excellent natural light. Offering ample space for a double bed and additional furniture, the room features neutral décor and fitted carpeting. A versatile space that would suit use as a double bedroom, guest room, dining room or home office.



Shower Room - 2.30m x 1.93m

A bright shower room fitted with a walk-in shower, WC, vanity unit with wash hand basin and chrome mixer tap. The room benefits from a frosted window providing natural light and privacy, tiled walls and vinyl flooring.

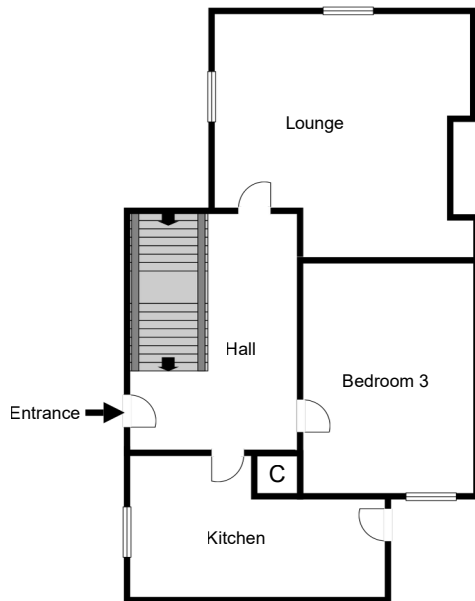
Garden

An enclosed rear garden laid mainly to grass, offering a low-maintenance outdoor space with fenced boundaries. A practical outdoor space with scope for further landscaping or personalisation. Exclusive front garden with driveway.

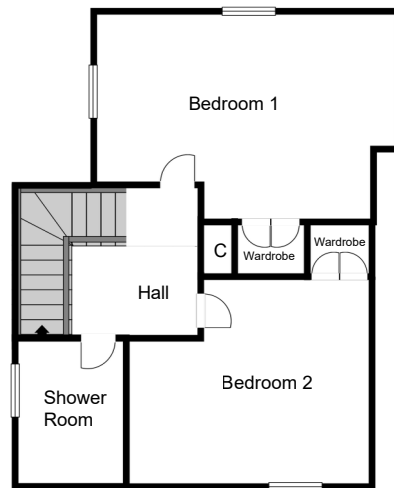


FLOOR PLAN - NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



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.