



Wm. Skelton & Co.



Flat 2/2, 17 Battery Place, Rothesay, Isle of Bute, PA20 9DP

OFFERS OVER £110,000

A lovely spacious flat, within a well-maintained red sandstone seafront tenement with exceptionally wonderful unrestricted westerly views extending from Rothesay's harbour, across the Bay to Loch Striven and the Cowal hills. Located just a short walk to town centre and mainland ferry services.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhudodach to Colintraive. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

Comprising: Hall, Lounge, Kitchen, 2 Bedrooms , Ensuite Shower Room, Bathroom.

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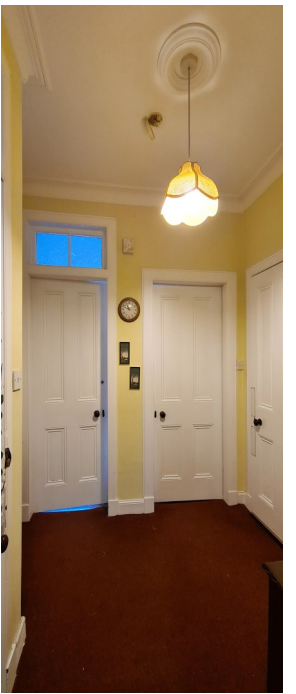
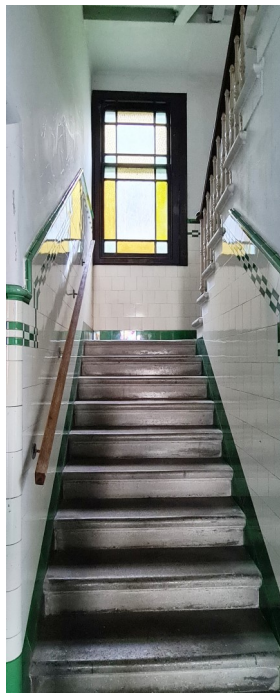
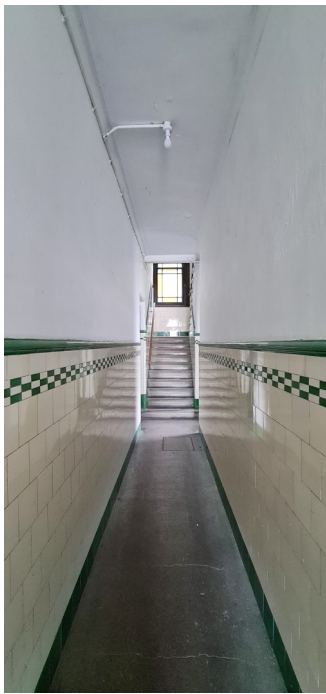
Shared drying green and outbuilding to rear.

Factors: Bute Factors

EPC: C - Council Tax Band: B

rightmove





Hall - 2.52m at widest x 2.33m

Spacious hall with original white painted doors to all rooms. Plain cornice. Ceiling rose. Pendant light. Heating controls. Carpet. Cupboard with shelving housing electricity meter and switch-board.

Lounge - 5.96m x 3.75m

Bright and spacious lounge with wonderful unrestricted views from the large bay window over Rothesay Bay, to Loch Striven and the Cowal hills. Plain cornice. Ceiling rose. Ceiling light. Ornate wooden fire surround with tiled insert housing gas fire. Shelved alcove with cupboard below. Carpet.



Kitchen - 2.66m at widest x 2.47m

Range of base and wall units and contrast work-top. Partially tiled walls. Stainless steel sink unit with drainer. Strip light. Extractor fan. Carpet.

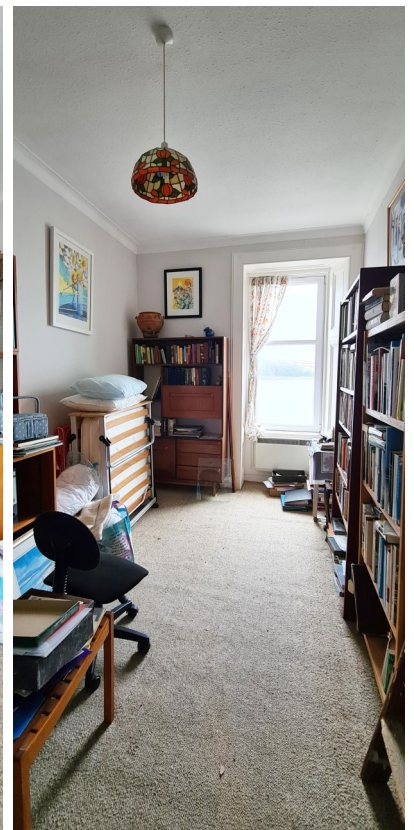


Bathroom - 4.18m x 1.29m

Partially tiled bathroom. Bath with pillar taps. WC. Wash hand basin with pedestal and pillar taps. Strip light. Pulley. Fan heater. Extractor fan. Painted floorboards. Obscure window to rear.

Bedroom 1 - 4.83m x 2.56m

Spacious bedroom to front with wonderful views over Rothesay bay. Plain cornice. Pendant light. Curtain. Carpet. Built-in wardrobe with louvre doors.



Bedroom 2 - 3.11m at widest x 4.26m

Spacious bedroom to rear with ensuite shower room. Pendant light. Curtains. Carpet. Cupboard with louvre doors housing Baxi combi boiler.



Ensuite Shower Room - 1.23m x 1.51m

Fully tiled shower room. Mira electric shower, shower tray and curtain. WC. Wash hand basin. Pendant light. Vinyl flooring. Obscure window to rear.



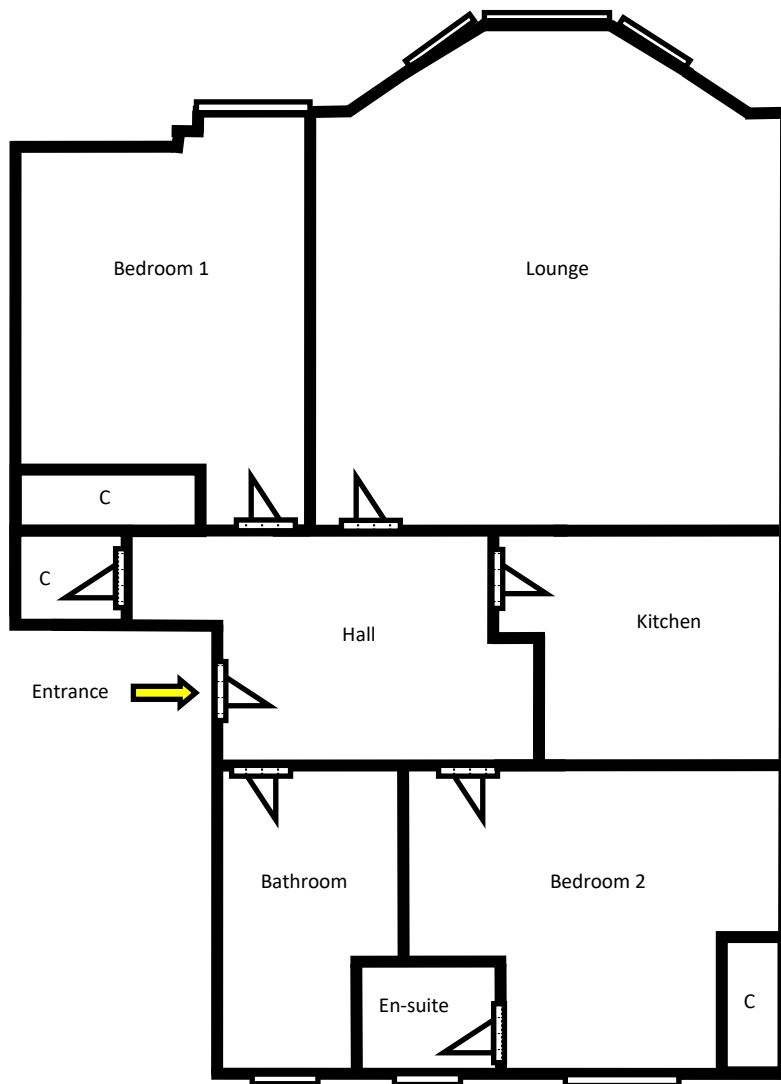
Outside

Shared drying green with outbuilding.





Floor Plan for Guidance Only - 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.