



WM SKELTON & CO



11 Waverley Avenue, Rothesay, Isle of Bute, PA20 0EW
Offers over £110,000

11 WAVERLEY AVENUE, ROTHESAY, ISLE OF BUTE, PA20 0EW

A fantastic opportunity to purchase this two-bedroom end-of-terrace home, ideally positioned in a popular residential area and offering great potential for buyers looking to create their perfect home. The property enjoys an exclusive private garden and benefits from open views to the front across the town, while to the rear there are pleasant outlooks over surrounding fields. Internally, the home offers well-proportioned accommodation and is in need of some modernisation, making it an ideal project for those wishing to add their own style and value. With its appealing position and strong potential, this property represents a fabulous first-time purchase.

COMPRISES:

- Lounge
- Dining kitchen
- Shower Room
- 2 double bedrooms
- WC
- Exclusive front and rear garden



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB
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Accommodation:
Ground Floor

Hall - 2.14m at widest x 1.74m at widest

The property is entered via an entrance hall, providing access to the main ground floor accommodation including the lounge, kitchen, and shower room. A carpeted staircase leads from the hallway to the upper floor.

Lounge - 4.69m x 3.33m

A spacious room featuring a large window to the front which enjoys pleasant views over the town. The room also benefits from a fireplace with a gas fire and is finished with carpet flooring and a ceiling light.



Kitchen - 4.17m x 2.84m

Bright and sunny kitchen to rear. Range of base and wall units with contrast worktop. Stainless steel sink with drainer and mixer tap. Splashback tiling. Integrated gas hob, electric oven, cooker hood and dishwasher. Laminate flooring. Door to garden.



Shower Room - 1.65m x 1.97m

Accessible shower room fitted with a disability-friendly shower cubicle with a Mira electric shower, wall-hung wash hand basin and WC. Walls are fully finished with wet wall panelling, complemented by durable vinyl flooring and a ladder-style towel radiator.



Upper Floor

Hall - 2.82m x 0.82m

Upper hall providing access to the bedrooms and WC. The space is finished with carpeted flooring and includes a built-in cupboard for storage as well as loft access.

Bedroom 1 - 3.73m x 3.33m

Spacious double bedroom with a window to the front elevation, providing natural light. The room also benefits from a large built-in cupboard (1.81m x 0.89m) offering useful storage space.

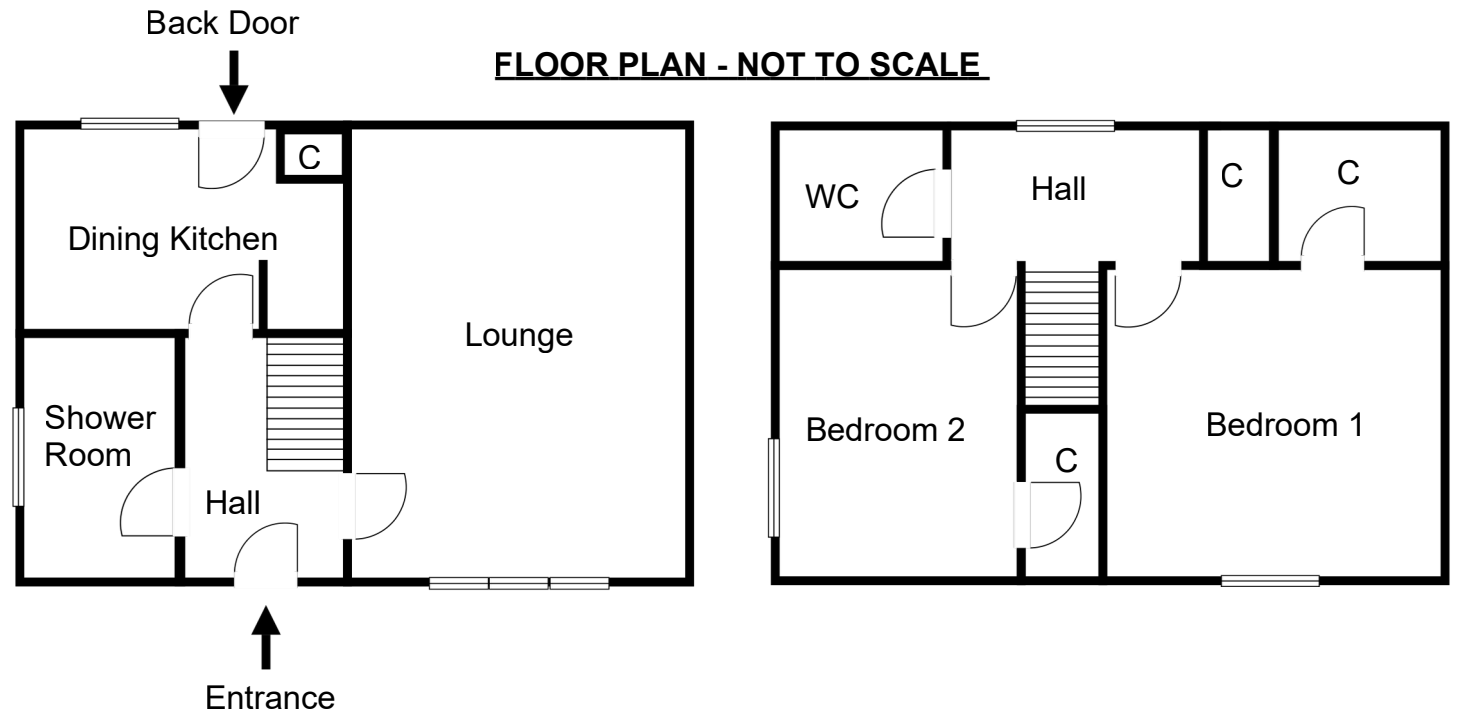
Bedroom 2 - 3.22m x 3.19m

Double bedroom with a window to the side elevation providing natural light. The room also benefits from a large built-in cupboard (2.16m x 0.93m) offering useful storage space.

WC - 1.80m x 1.27m

WC fitted with a two-piece suite comprising a WC and wash hand basin. The room also houses a Logic combi boiler along with the central heating controls. Finished with vinyl flooring and painted walls, providing a practical additional toilet facility on the upper level.





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.