WM SKELTON & CO



Ground Floor Flat, 25 Roslin Crescent, Rothesay, Isle of Bute, PA20 9HT

Fixed Price £85,000

GROUND FLOOR FLAT, 25 ROSLIN CRESCENT, ROTHESAY, ISLE OF BUTE, PA20 9HT

Situated within a popular residential area, this spacious three-bedroom ground floor flat offers generous accommodation, lovely, elevated views and the added benefit of exclusive front and side gardens, making it an ideal home for young families or those seeking comfortable single-level living. The property benefits from spacious living areas and excellent storage throughout, providing plenty of room for modern family life. Externally, the exclusive front and side gardens offer valuable outdoor space, perfect for relaxing, entertaining or enjoying time with the family. Location is a real highlight, with the town centre, ferry terminal and local schools all within approximately a 10-minute walk. A public park is also conveniently located just a five-minute walk away.

COMPRISES:

· Lounge
· Kitchen
· 3 double bedrooms
· Shower room
· Exclusive front and side garden



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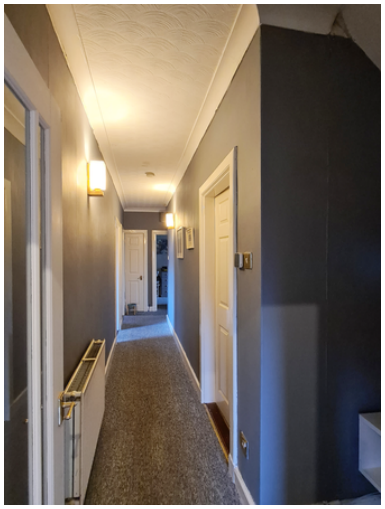
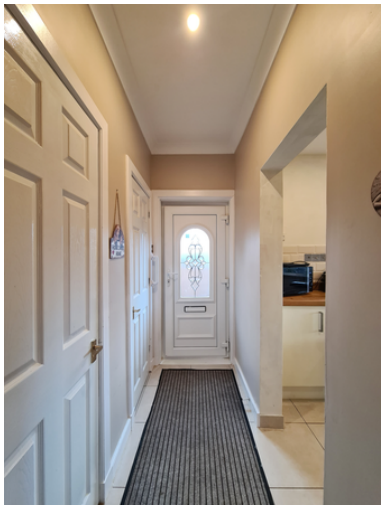
Accommodation:

Vestibule - 2.18m x 0.99m
Entrance vestibule with two cupboards. One houses the washing machine (included) and the other houses the Ariston combi boiler. Tile flooring.

Hall - 6.65m x 0.98m + 1.47m x 1.01m + 1.17m x 0.98m
The hallway provides access to the accommodation and features wall lights, pendant light, carpeted flooring and matching internal doors. Two shelved cupboards.

Lounge- 4.31m x 4.07m
The lounge is a spacious and comfortable room, featuring attractive stone-effect wallpaper to one wall and neutral décor. A large front-facing window allows plenty of natural light into the room, with views over the surrounding area and the hills beyond. There is ample space for a range of lounge furniture, making this a pleasant room for relaxing and entertaining.

Kitchen- 3.06m x 2.99m
The newly fitted kitchen (less than six months old) is fitted with a range of modern cream wall and floor units, complemented by attractive wood worktops and tiled splashbacks. There is an integrated oven and hob with extractor hood, along with space for freestanding appliances. Two windows allow plenty of natural light into the room, creating a bright and practical kitchen with good worktop and storage space. Dishwasher is also included. Tile flooring.





Bedroom 1 - 4.40m x 3.03m
Bright and spacious double bedroom with windows to front providing lovely views over the surrounding area and the hills beyond. built-in cupboard. Carpet.

Bedroom 2 - 3.60m x 2.57m
Double bedroom to rear with window to rear.

Bedroom 3- 3.09m x 3.32m
Double bedroom to rear with window to rear.

Shower Room - 1.94m x 1.92m
Newly fitted shower room comprising a vanity wash hand basin, WC and walk-in shower with black framed grid screen. Wet wall panelling and tile effect vinyl flooring.





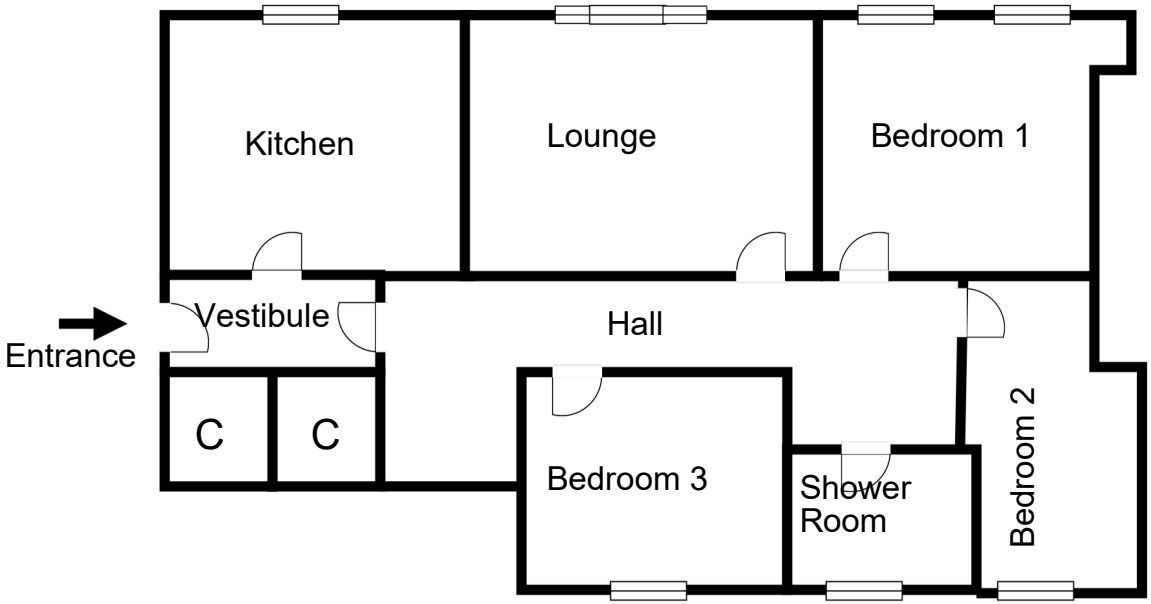




Outside:
Well-maintained front garden. To the side there is a shed with patio, washing drying area and gravel area.



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.