



WM SKELTON & CO



1/1, 28 Castle Street, Rothesay, Isle of Bute, PA20 9HA
Offers in the region of £80,000

1/1, 28 CASTLE STREET, ROTHESAY, ISLE OF BUTE, PA20 9HA

A well-proportioned three-bedroom maisonette arranged over the first and attic floors, offering spacious and versatile accommodation ideal for families, couples, or those looking for a comfortable coastal home. The property enjoys attractive views across the rooftops towards Rothesay Bay and is ideally close to the town centre and ferry terminal. The property provides a generous layout with excellent use of space.

COMPRISES:

- Lounge
- Kitchen
- 3 bedrooms
- Bathroom
- Shared garden



Accommodation:

First Floor

Hall - 3.08m x 1.39m

A welcoming entrance hallway, featuring, wall lights, carpet, large cupboard with hanging rail and shelf (1.02m x 1.07m), neutral décor and a staircase leading to the upper floor.

Lounge - 3.34m x 4.02m

A bright and spacious lounge offering a pleasant outlook over Castle Street. The room features a neutral finish, fitted carpet, ceiling light, and a feature fireplace.

Kitchen - 3.76m x 2.98m

A bright and well-appointed kitchen with space for dining featuring a range of wall and base units, contrast worktop, stainless steel sink unit with drainer and mixer tap, freestanding electric cooker and cooker hood. Pendant light. Vinyl flooring.



Bedroom 3 - 4.50m x 2.00m

Bright bedroom to front with a pleasant outlook to front. Venetian blinds. Carpet.

Upper Floor**Hall - 1.57m x 2.72m at widest**

Upper landing with doors to Bedrooms 1,2 and bathroom. Two small cupboard and one larger cupboard housing Vokera combi boiler (1.33m x 1.33m).

Bedroom 1 - 3.39m x 3.72m + 1.48m x 1.24m

A generously proportioned double bedroom with a bay window to front offering fantastic views over roof tops towards Rothesay Bay. Pendant light. Carpet.

Bedroom 2 - 3.06m x 1.97m

Bright single bedroom with Velux window providing plenty of natural light. Pendant light. Carpet.

Bathroom - 2.60m at widest x 2.19m at widest

A bright partially tiled bathroom featuring a white suite comprising a bath with overhead shower, vanity wash hand basin and WC.

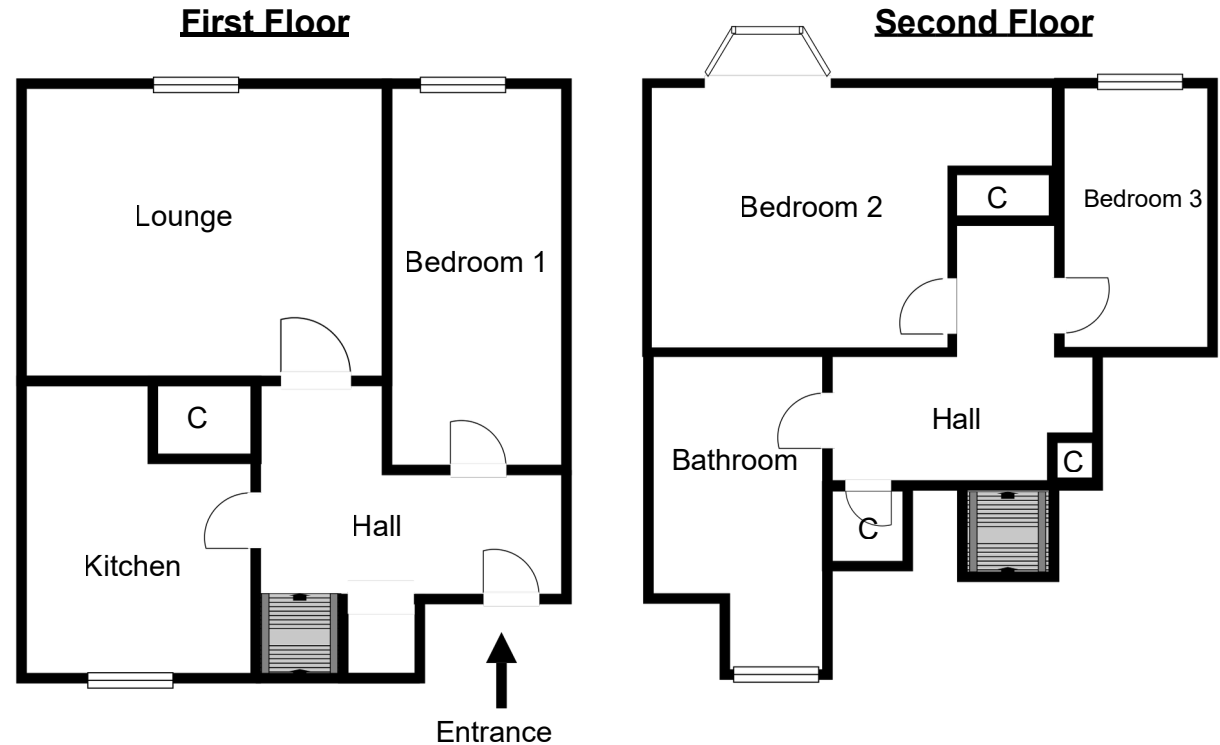


Outside

A well-maintained shared rear garden offering a great outdoor space ideal for relaxing and entertaining.



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.