



WM SKELTON & CO



Flat 1/2, 82 High Street, Rothesay, Isle of Bute, PA20 9BB
Offers over £35,000

FLAT 1/2, 82 HIGH STREET, ROTHESAY, ISLE OF BUTE, PA20 9BB

First floor one-bedroom flat situated on the High Street, ideally located within a short walk of the town centre and ferry terminal. The property offers comfortable accommodation, comprising a living room, a well-proportioned double bedroom with built-in wardrobe, a kitchen, and a bathroom. Ideal first home or rental or investment opportunity.

COMPRISES:

- Lounge
- Kitchen
- Bathroom
- Double bedroom
- Shared drying green



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 - 1.30m x 1.82m

A welcoming entrance hall featuring plain cornice and pendant light fitting. The space benefits from a large storage cupboard and matching doors leading to all principal rooms.

Lounge - 3.32m x 3.01m

A bright and comfortable living space featuring a plain cornice and a gas fire. The room also benefits from a useful storage cupboard and a door providing direct access to the kitchen, offering a practical and convenient layout.

Kitchen - 1.50m x 3.30m

Fitted with a range of base and wall-mounted units with contrasting work surfaces. The kitchen features a stainless steel sink and drainer with pillar taps, a gas cooker, and a pendant light fitting. Finished with a plain cornice and a window to the front providing natural light.



Bedroom - 2.58m x 3.83m

A well-proportioned double bedroom featuring a plain cornice and pendant light. The room benefits from a window to the rear allowing natural light, along with fitted carpet and a built-in double wardrobe providing excellent storage.

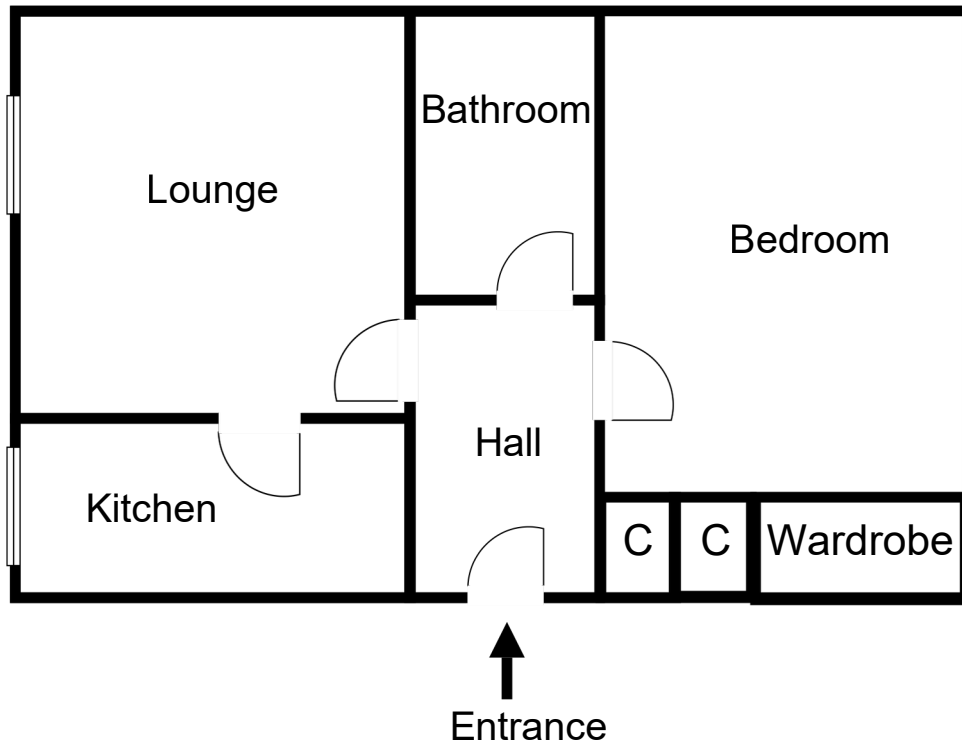


Bathroom - 2.07m x 1.31m

Comprising a bath with pillar taps and a wash hand basin set on a pedestal, also with pillar taps. The room is finished with tiled splashbacks, a plain cornice, and a pendant light fitting.



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.