



14 Craignethan, Mountstuart Road, Rothesay, Isle of Bute, PA20 9LF

Offers over £185,000

14 CRAIGNETHAN, MOUNTSTUART ROAD, ROTHESAY, ISLE OF BUTE, PA20 9LF

An exceptional modern second-floor apartment located within the highly desirable and factored Craignethan development. Beautifully appointed and presented in walk-in condition, this stunning property offers contemporary living in a truly enviable coastal setting. The accommodation is bright, spacious, and thoughtfully designed. The impressive lounge is a standout feature, boasting huge windows that capture breathtaking panoramic sea views while allowing an abundance of natural light to flood the room. An exclusive private balcony provides the perfect place to relax, unwind, and enjoy the ever-changing coastal outlook. The apartment benefits from double glazing and gas central heating ensures a warm and energy-efficient home all year round. The development itself is well maintained and offers excellent accessibility, including a security-controlled entry system, lift access to all floors, and paved ramped access, making the property suitable for a wide range of buyers. Private resident parking adds further convenience. This outstanding apartment represents a rare opportunity to acquire a high-quality home in a sought-after location. Ideal as a fabulous family home, a luxurious holiday retreat, or an excellent retirement property.

COMPRISSES:

- Lounge with panoramic sea views and balcony
- Kitchen
- Shower room
- 3 bedrooms (one currently used as a dining room)
- Master bedroom with en-suite
- Lift
- Car parking area
- Shared garden
- Shared bin store

FACTOR: Newton Property



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

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Accommodation:

Hall - 1.19m x 2.57m + 2.14m at widest x 4.47m at widest

Bright and spacious hall with three large storage cupboards, one of which houses the electricity meter and switchboard. Loft hatch.



Lounge - 4.39m at widest x 5.10m at widest

Beautiful, spacious room featuring elevated sea and hill views. To further enjoy the views there is a door out to the exclusive balcony.



Kitchen - 3.61m x 2.37m

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. Fridge/freezer and washing machine. Laminate flooring.



Master Bedroom - 3.30m x 1.78m

Bright room to front with large windows affording beautiful views over Rothesay Bay, to Loch Stiven, the Cowal Hills and the Ayrshire Coast. Built-in wardrobe with sliding doors.



Ensuite Shower Room - 0.94m x 2.65m

Fully tiled shower room. Shower cubical with folding door. Triton electric shower. Wash hand basin and WC. Vinyl flooring.



Bedroom 2 - 3.59m x 2.75m

Bright bedroom with windows looking out to the rear garden.



Bedroom 3/Dining Room - 2.47m x 3.12m

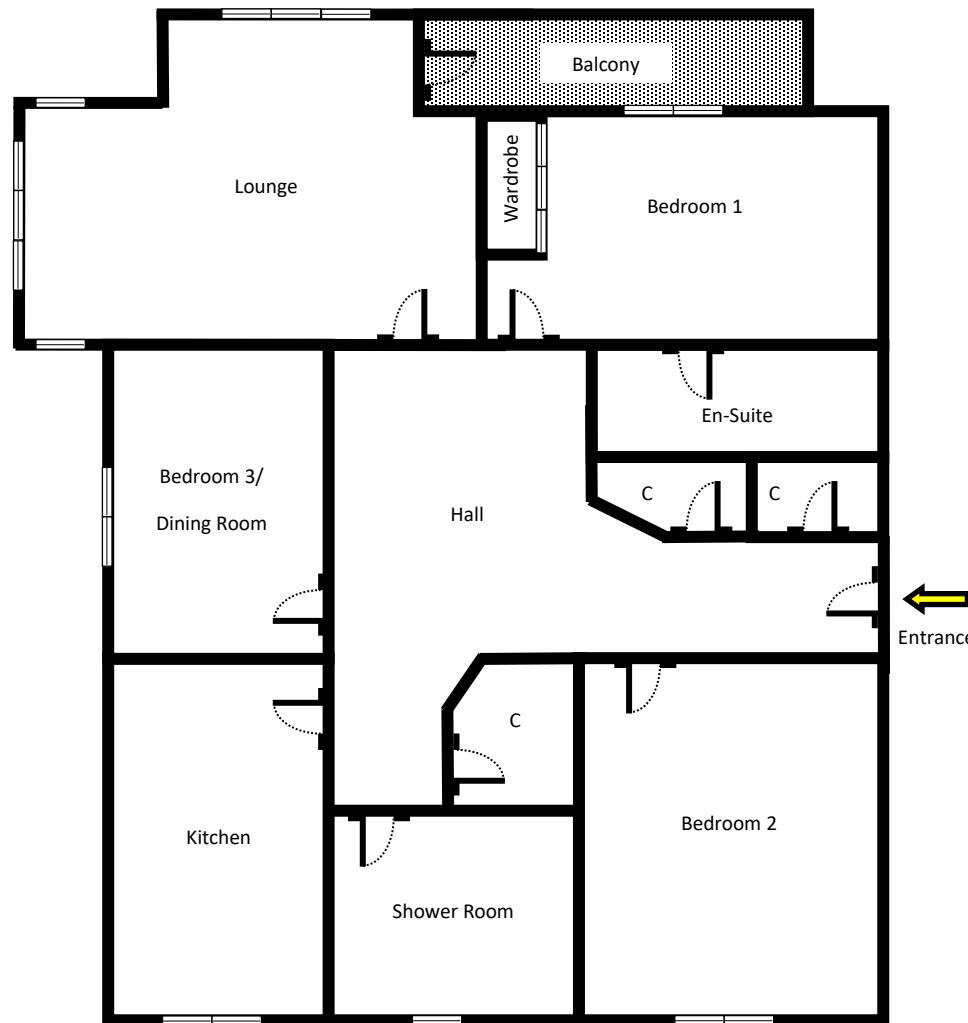
Versatile bedroom/dining room enjoying side views toward Rothesay Bay, presently configured as a dining room.

Shower Room - 2.25m x 2.05m

Spacious, modern fully tiled shower room. Large shower enclosure with mixer shower. Wash hand basin with pedestal. WC. Vinyl flooring.



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.