



11e Glebe Terrace

Rothsay

Isle of Bute

PA20 9BJ



OFFERS OVER £57,000

Immaculately presented in walk in condition this flat has been newly refurbished throughout. The flat benefits from a new roof, new kitchen, new bathroom, new boiler and central heating system, new carpets throughout, new electrics throughout with modern spotlights in all bedrooms, hall and lounge and a new UPVC front door. Pleasant elevated views over town centre to Rothsay Bay and beyond to Loch Striven and to Barone Road and the countryside beyond. Short walk to the town centre and Rothsay Golf Club. Regular bus service at end of terrace. Factored building. Shared drying green area to rear with exclusive cellar on ground floor. Ideal buy to let property.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothsay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintrave. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

New Boiler and Gas Central Heating System Double Glazing

**Lounge, Newly Fitted Kitchen, 3 Bedrooms, Newly Fitted Bathroom
Shared Drying Green Area to Rear/Exclusive Cellar on Ground Floor
EPC Rating: D Council Tax Band: A**

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Zoopla.co.uk
Smarter property search

Accommodation

Hallway—4.54m x 1.97m

Bright and welcoming hallway with doors to lounge, three bedrooms, bathroom and kitchen. Large storage cupboard. Small storage cupboard housing electric meter.

Lounge— 4.16m x 3.86m

Beautifully presented and surprisingly spacious room. Large window to front allowing natural light. View over rooftops of Rothesay town to Rothesay Bay and beyond. Two alcoves with spotlights and storage below with electric sockets inside.

Kitchen—2.91m x 2.29m

New modern white kitchen base and wall units with a wood effect worktop and tiled splashback. Integrated oven and ceramic hob. Stainless steel extractor cooker hood. New boiler housed within one of the kitchen units. Stainless steel sink and drainer with mixer tap. Space for washing machine and fridge freezer. Window overlooking rear drying green area and woodland beyond.

Bathroom—1.84m x 1.83m

New modern bathroom suite comprising bath with shower above, wash hand basin and toilet. Built-in modern high gloss storage unit. Glass shower screen. Fully wet walled walls. Towel radiator. Extractor fan.

Bedroom 1— 4.02m x 2.75m

Double room with large window to front. Elevated view over town centre, Rothesay Bay and countryside.

Bedroom 2—4.02m x 3.08m

Spacious double room. View to rear drying green area and woodland.

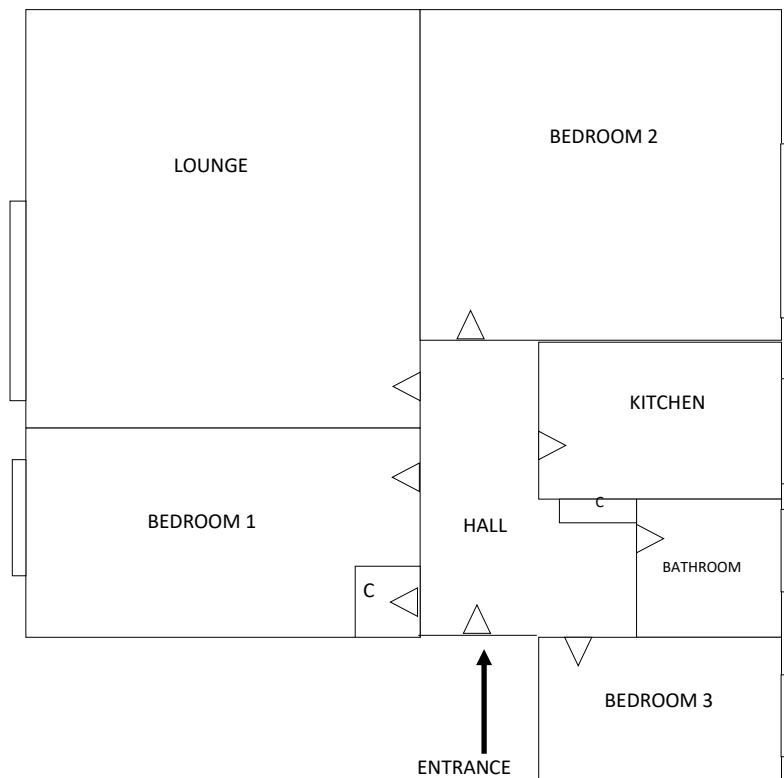
Bedroom 3— 2.79m x 2.67m

Single room/bunk beds with view to rear.





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.