



Wm.Skelton & Co.
Castle Chambers
49 High St
Rothsay
Isle of Bute
PA20 9DB

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Flat 2/2, 15, Castle Street, Rothsay, Isle of Bute

A very bright and spacious, furnished, top floor flat within a well maintained close in a factored building. Double glazing throughout. Gas central heating.

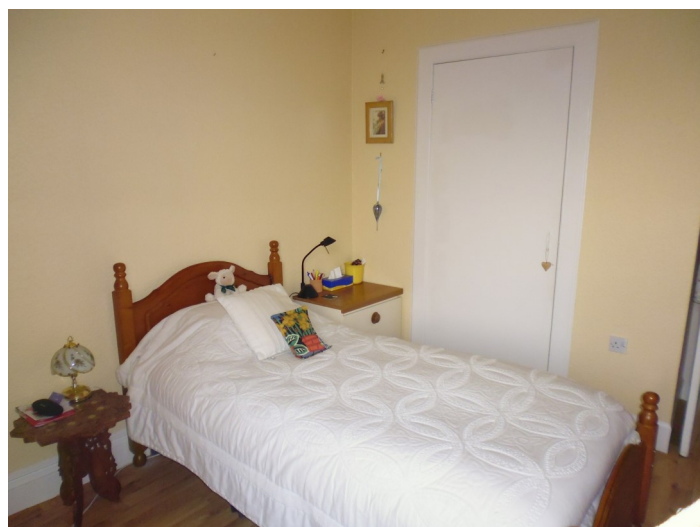
Centrally located with ferry terminal only a few minutes away and handy for shops, pubs and restaurants.

This flat is being offered furnished.



Comprises:

Hall,
Lounge,
Dining Kitchen,
2 Bedrooms,
Bathroom,
Shared Drying Green/Garden Area



Location:

Rothesay is the principal town on the Isle of Bute, set on the Firth of Clyde. The island is served by two frequent ferry services, the main one is Rothesay to Wemyss Bay (approx. 35 minutes), thereafter by road, Glasgow Airport is approx. 45 minutes, Glasgow approx. 1 hour and Edinburgh approx. 2 hours. The other ferry is located at the north end of the island operating from Rhubodach to Colintrave (approx. 2 minutes) The island is within easy commuting distance to Glasgow with train services available at Wemyss Bay.

The Isle of Bute is a popular destination not just for holidays but for those who wish to enjoy a lifestyle change since the regular ferry sailings and the proximity to both Glasgow and Prestwick airports make any form of commuting relatively easy in comparison to other island locations. Further information on the Isle of Bute is available on Visit Bute's website—www.visitbute.com

The Isle of Bute offers good educational facilities with a joint campus incorporating pre-school to college requirements as well as two smaller primary schools and an established private nursery. Medical facilities are provided by The Bute Practice and the local hospital provides in-patient beds, x-ray, physiotherapy and maternity services.

Rothesay has a cinema, leisure pool and playing fields. Berthing facilities are available at Rothesay Harbour with a new marina at Port Bannatyne approximately 3 miles away. There are three golf course on the island with largest situated on Canada Hill with magnificent views over the River Clyde.

The island is very popular with walkers who can follow the West Island Way, a 40 km. waymarked route around the island, split into 4 sections and offering splendid views along the way.

There are festivals held annually including the increasingly popular ButeFest . The Cattle Show and Bute Highland Games are also popular events.

Road Equivalent Tariff (RET) is now in effect for the ferry fares to Bute.

Location:

The property is situated on Castle Street just along from Rothesay Castle and only a few minutes walk to the ferry terminal.

Access:

Enter via shared close No. 15. to top floor level with the entrance to the flat on the right.



Hallway:

(Approx. 5.44m x 1.55m) Rectangular hallway with white painted doors to all rooms. Plain cornice. Ceiling light. Storage cupboards. Laminate flooring. 1 radiator.



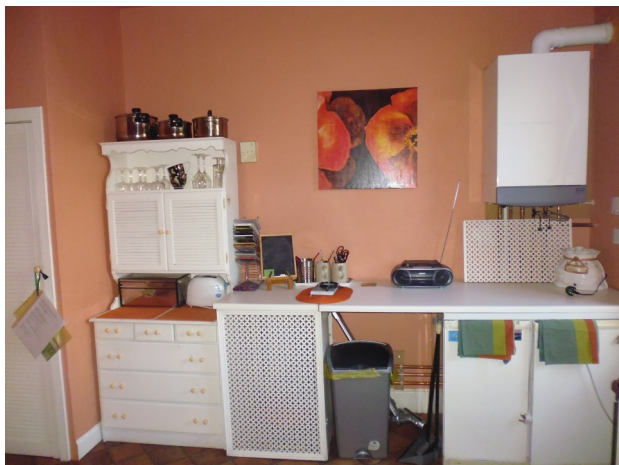
Lounge:

(Approx. 4.18m x 4.18m) Bright and spacious lounge. Ornate cornice. Ceiling light. Shelved cupboard. Open shelving. Brick fire surround with tiled hearth housing gas fire. Vinyl flooring. Roller blinds. 2 double and 1 single electric socket.. Telephone point. 1 radiators.



Dining

Kitchen: (Approx. 3.94m x 3.67m) Sunny kitchen with room for dining. Elevated views with a small glimpse of the sea. A range of base and wall units with matching worktops. Tiled splashback. Stainless steel sink unit with drainer. Ceiling light. Potterton Combi Promax HE Plus boiler. Storage cupboard. Integrated gas hob and electric oven with overhead extractor. Fridge, freezer and washing machine. Vinyl flooring. 3 double electric sockets. 1 radiator. Telephone point.



Bedroom 1:

(Approx. 4.17m x 2.18m) Restful room with window facing Castle Street. Ornate cornice. Ceiling light. Roller blind. Laminate flooring. Shelves. Cupboard (Approx. 1.09m x 0.67m). 1 single electric socket. 1 radiator.



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Bedroom 2 :

(Approx. 4.14m x 3.09m) Bright, spacious bedroom with window looking over gardens, and buildings with a small glimpse of the sea. Ornate cornice. Ceiling light. Roller blind. Vinyl floor. Built-in wardrobe (Approx. 1.97m x 0.81m). 1 double and 1 single electric sockets. 1 radiator.



Bathroom:

(Approx. 2.81m x 1.53m) Partially tiled bathroom. Ceiling and wall lights. W.C. Wash hand basin with pedestal. Bath with mixer tap and shower over. Wall mirror. Cupboard. Xpelair extractor fan. Vinyl flooring. Chrome, ladder style towel radiator.



Outside:
area. Shared drying green/garden

Sellers: Client of Wm. Skelton & Co.

Council Tax: Band A.

Energy Performance
Indicator: D

Home Report: Available free to interested
parties electronically from
www.onesurvey.org



Factors: Bute Factors Limited, Victoria Street, Rothesay, Isle of Bute.

Price: **Offers Over £50,000**

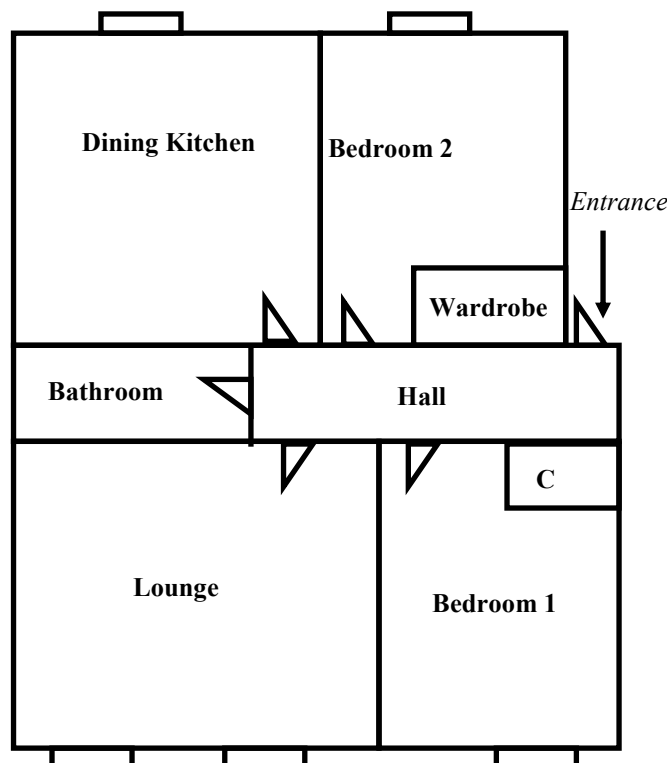
Note: The property is being offered furnished.

Viewing: By appointment only through Wm. Skelton & Co., Castle Chambers, 49 High Street, Rothesay, Isle of Bute PA20 9DB. Tel: (01700 505551. Fax: (01700 505270).

Entry: By arrangement.

Offers: To be submitted in writing to Wm. Skelton & Co., Castle Chambers, 49 High Street, Rothesay, Isle of Bute PA20 9DB or by DX 590651, Rothesay.

FLOOR PLAN FOR GUIDANCE—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.