



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

Tel: 01700 505551
Fax: 01700 505270
www.wmskelton.co.uk
email: contactus@wmskelton.co.uk



8, West Park, Argyle Street
Rothsay, Isle of Bute

Top floor flat in seafront property with a bird's eye view over Rothsay Bay and the town itself. Well located for all that Rothsay has to offer by way of shops, services and amenities. Factored property with security entry system and free parking next door. Ferry terminal only a few minutes' walk away. Good energy rating with double glazing to front and gas central heating.

Comprises:

Shared Entrance Hall & Stairway,
 Hall,
 Lounge,
 2 Bedrooms,
 Kitchen,
 Shower Room.



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 Colintraive (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 courses 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 , T in the Port and ButeFest. The Cattle Show and Bute Highland Games are also popular annual events.

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

Property Location:

The property is in Rothesay itself on the seafront across from Children's Corner on Argyle Street with free parking next door.

Entrance:

Enter paved area to front door security entry door which leads into common hallway and shared stair to top floor. Subject flat is on left.



Hall: (Approx. 4.03m x 1.11m) Pendant light. Smoke detector. Security entry phone. CH thermostat. Storage cupboard. Wooden doors to most rooms. Glass panelled door to lounge. Electrics in wall cupboard. Carpet. 1 radiator. 1 double electric socket.



Lounge: (Approx. 3.95m x 3.18m) Bright room to front with great views over the Bay and to the harbour area and beyond. Double glazed windows to front. Ceiling spotlight group. Wooden fire surround with polished stone insert and hearth housing electric fire. Laminate flooring. 1 radiator. 2 double electric sockets.



Bedroom 1: (Approx. 3.97m x 2.76m) Double glazed window to front with lovely sea and hill views over and around Rothesay Bay. Pendant light. Carpet. 1 radiator. 1 double and 1 single electric socket.



Bedroom 2:

(Approx. 3.99m x 2.21m) Single glazed, astragal window to rear. Ceiling spotlight group. Carpet. 1 radiator. 1 double electric socket.



Kitchen:

(Approx. 4.05m x 1.34m>3.0m) “ L” shaped kitchen with single glazed astragal window to rear. Ceiling spotlight group. Room for small table. Range of base and wall units with worktops. Tiled splashback. Wall shelving. Stainless steel sink unit with mixer tap and drainer. Free standing electric cooker. Fridge. Freezer. Vaillant combi gas central heating boiler. CH controls. Carbon monoxide alarm. Cooker point. Vinyl flooring. 1 radiator. 1 double and 2 single electric sockets.



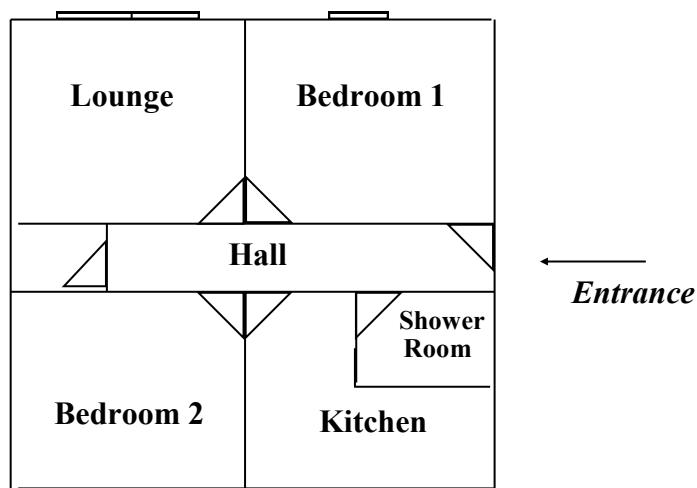
Shower Room:

(Approx. 2.01m x 1.58m) Ceiling spotlight. Extractor. Vanity unit with inset sink and tiled splashback. Toiletries shelving. Wall mirror. Shower cabinet with Triton electric shower. W.C. Vinyl flooring.



Sellers:	Client of Wm. Skelton & Co.
Council Tax:	Band A.
Home Report:	Available free of charge electronically to interested parties from Onesurvey Limited on www.onesurvey.org
Energy Performance Indicator:	C
Price:	OFFERS IN THE REGION OF £64,500
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 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.