



**Upper Flat, Bogany House, 32 Mountstuart Road, Rothesay, Isle of Bute, PA20 9EB**



### **OFFERS OVER - £210,000**

A beautiful seafront property within a substantial and attractive, detached Georgian villa with spectacular views towards Loch Striven, Kyles of Bute and over Rothesay Bay. A spacious forever family home. Excellent garden ground with established fruit trees. Regular bus services on the door step.

Gas Central Heating. Double Glazing.

Entrance Hall, Lounge, Dining Kitchen, Bathroom, Shower Room, Four Bedrooms.

Exclusive side and rear gardens.

Exclusive shed and cellar (with water and power). Driveway with space for three cars.

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EPC Rating: E    Council Tax Band: C



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The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colinton. 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.

### Accommodation

#### **Vestibule - 1.92m x 2.29m**

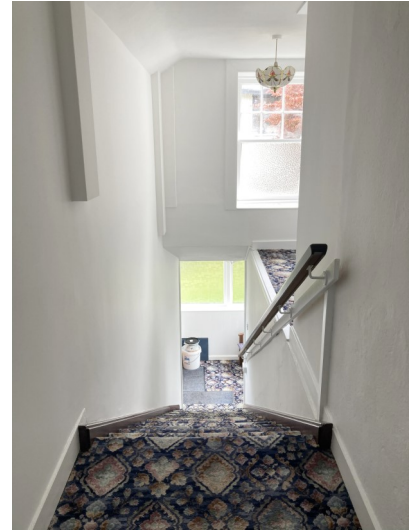
Ceiling light. Windows all round. Carpet. Wooden front door with stained glass panel.

#### **Entrance Stairway**

Bright carpeted stairway flooded with natural light. Loft hatch. Window to side. Ceiling light.

#### **Lower Hall - 2.67m x 1.99m**

Plain cornice. Ceiling light. Smoke alarm. Original doors to all rooms. Stained glass velux window.



#### **Upper Hall and stairs - 5.69m x 2.20m**

Beautifully spacious hallway retaining many original features. Plain cornice. Ceiling rose. Ceiling light. Wall light. Smoke alarm. Original doors to all rooms. Large shelved cupboard (1.03m x 0.90m). Second cupboard with stairs to floored loft.



#### **Lounge - 4.27m at widest x 6.93m**

Bright and spacious lounge to front with a fantastic sea view looking over Rothesay Bay and towards Loch Striven and the Kyles of Bute from the two windows. Plain cornice. Ceiling rose. Ceiling light. Wall light. Carpet. Curtains. Wooden fire surround with tiled hearth and insert housing a coal effect gas fire. Large Shelved Cupboard 2.09 x 0.91m- Pendant light.







### Dining Kitchen - 3.49m x 4.53m

Large bright kitchen to rear with window looking to the sea and side garden. Curtains. Plenty of space for a dining table. Range of base and wall units with contrast worktop. Tile splashback. Integrated dishwasher. Gas hob. Electric cooker. 1 1/2 Stainless steel sink unit with drainer and mixer tap. Plain cornice. Strip light. Part tiled part carpet flooring. Large shelved cupboard 0.87m x 1.78m. Pulley. Alpha Combi Boiler.





**Shower Room - 1.40 x 1.38m**

Flush ceiling light. Extractor fan. WC. Wash hand basin with pedestal and pillar taps. Tiled shower cubicle with sliding door and Mira electric shower. Carpet

**Bathroom - 2.65m x 1.75m**

Partially tiled bathroom. Obscure glass window to side. Ceiling light. Wash hand basin with pedestal and pillar taps. Bath with mixer tap and shower head. Carpet.

**Bedroom 1 - 3.47m x 4.71m**

Ceiling light. Plain cornice. Carpet. Curtains. Vertical blinds. Window to rear. Smoke alarm. Built-in wardrobe with mirror sliding doors 0.90m x 3.78m.





**Bedroom 2 - 3.75m x 4.06m**

Spacious bedroom with window to rear looking to garden. Ceiling light. Plain cornice. Wooden fire surround. Smoke alarm. Loft hatch. Curtains. Carpet.

**Bedroom 3 - 3.46m x 4.04m**

Spacious bedroom with window to rear looking to garden. Ceiling light. Plain cornice. Ceiling light. Smoke alarm. Wooden fire surround. Curtains. Carpet.

**Bedroom 4/Dining Room 4.30m x 4.68m**

Bright and spacious room to front with fabulous sea views. Plain cornice. Ceiling light. Curtains. Wooden fire surround with tiled hearth and surround housing open fire. Wall lights. Smoke alarm. Carpet.



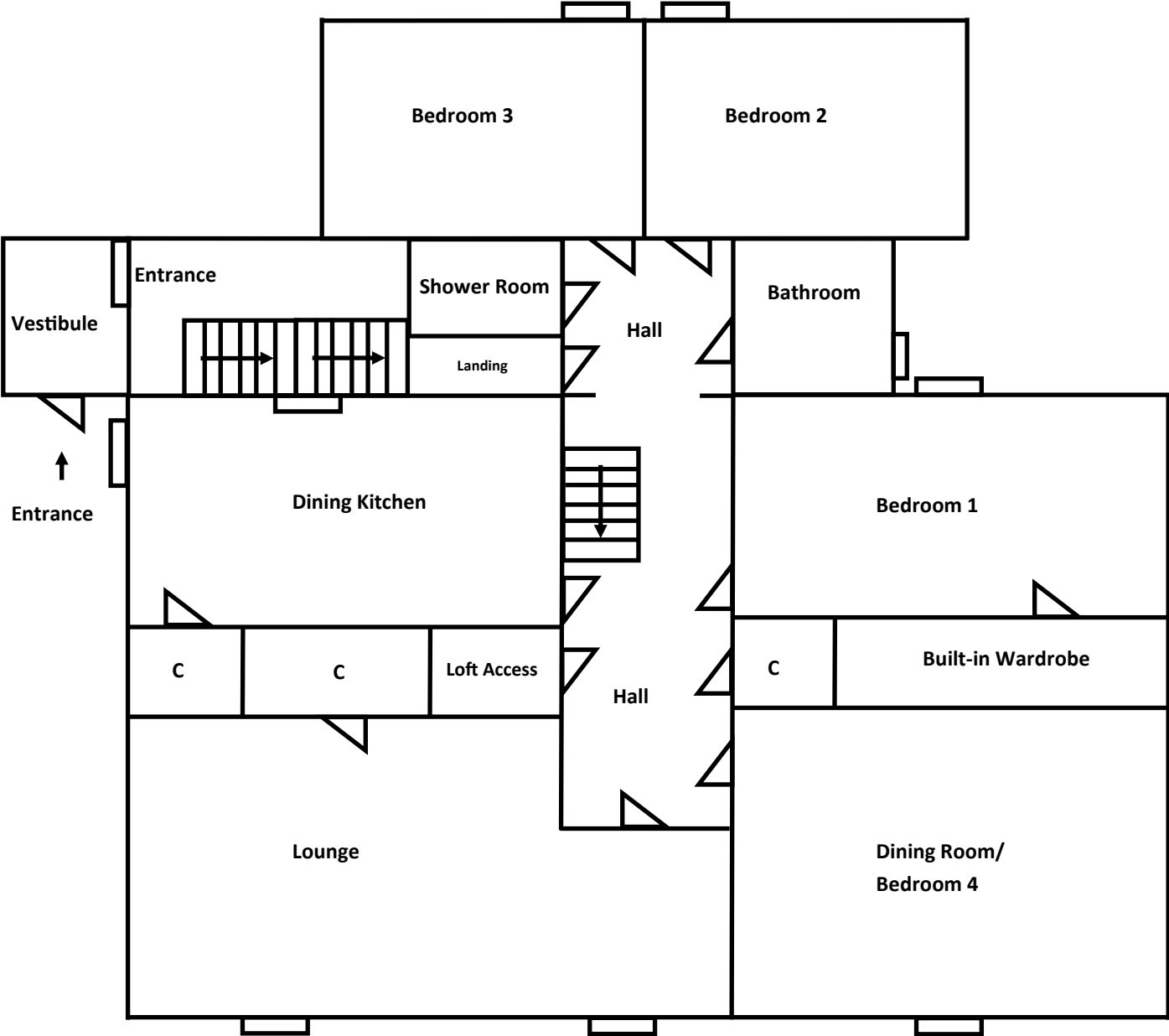




Garden







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