



22 Longhill Terrace
Rothesay
Isle of Bute
PA20 0JU



OFFERS IN THE REGION OF £40,000

Bright and sunny ground floor two bedroom flat in a popular residential area. Exclusive enclosed garden to front plus exclusive garden area to rear with shared drying green. Views over Rothesay Harbour and towards Canada Hill. This flat has great potential to be a cosy family home or an ideal buy to let property. Near to town centre. Bus service at end of street.

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 Colintraive. 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.

Gas Central Heating/Double Glazing

Exclusive Garden to front

Exclusive garden area to rear with shared drying green

Lounge, Kitchen, 2 Bedrooms, Shower room

EPC Rating: C Council Tax Band: A

Wm. Skelton & Co

Castle Chambers

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Rothesay

Isle of Bute

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Accommodation

Hallway—3.75m x 1.05m + 2.17m x 0.91m

Bright “L” shaped hallway. Doors to bedroom 1, shower room, lounge and kitchen. Loft hatch. Two large storage cupboards.

Lounge—5.11m x 3.95m

Large room with large bay window overlooking front garden. Door to bedroom 2.

Kitchen—3.75m x 2.27m

Range of base and wall units with contrasting worktop. Stainless steel sink. Worcester boiler. View to front garden.

Shower Room—1.83m x 1.45m

Shower cubicle with wet wall panelling . Electric shower, W.C. and sink. Obscured glass window.

Bedroom 1— 3.95m x 3.69m

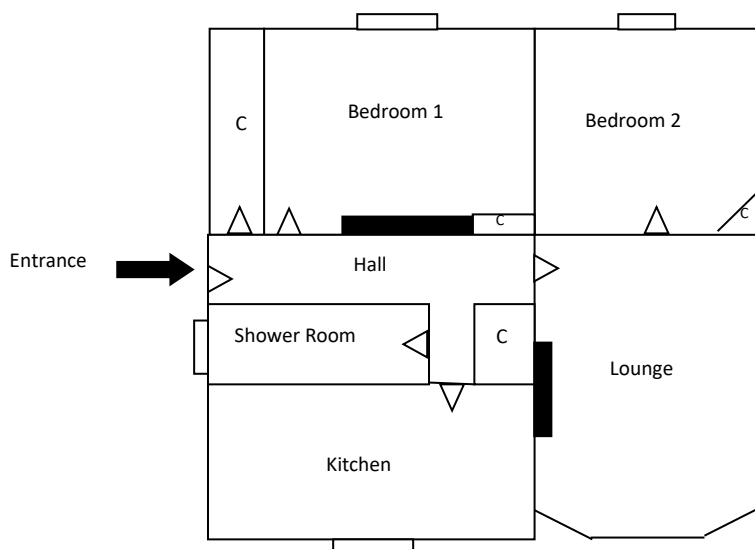
Double room with storage cupboard. View to rear garden and beyond towards Toward Lighthouse.

Bedroom 2—3.94m x 2.84m

Single room with view to rear garden. Storage cupboard housing electric meter.



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.