

18, Bryce Avenue
Rothesay
Isle of Bute
PA20 0EN



OFFERS IN THE REGION OF £89,000

A lovely end terrace house in a very popular location. Good family home, presented well in walk-in condition. Bright and spacious with good storage space, enclosed garden areas with patio area to front and a lovely open outlook. Great permanent, retirement home or potential buy to let opportunity.

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 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.

Double Glazing/Gas Central Heating

Exclusive Garden Ground to Front & Rear

Hall, Lounge, Dining Kitchen, Bathroom, 3 Bedrooms

EPC Rating: D Council Tax Band: A

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Isle of Bute
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Zoopla.co.uk
Smarter property search

Accommodation

Hallway 1.72m x 2.14m

Entrance door. Carpeted stairway to upper floor. . Smoke detector. Coat hanging space.

Lounge 4.72m x 3.32 m

Sunny room to front with lovely open views. Spacious and bright. Electric fire in wooden fire surround. Smoke detector.

Dining Kitchen 2.91m x 4.18 (into recess)

Range of contemporary base and wall units with contrast worktops. 1½ bowl stainless steel sink. Gas cooker. Fridge/freezer. Washing machine. Brick effect tiled splashback. Storage cupboard housing Vokera Compact gas central heating boiler. Door to rear garden.

Bathroom 1.68m x 1.94m

Fully tiled walls. Modern white bathroom suite. Shower over bath. Bathroom cabinet.

Upper Hall:

Storage cupboard. Loft access. Smoke detector.

Bedroom 1—3.79m x 3.36m

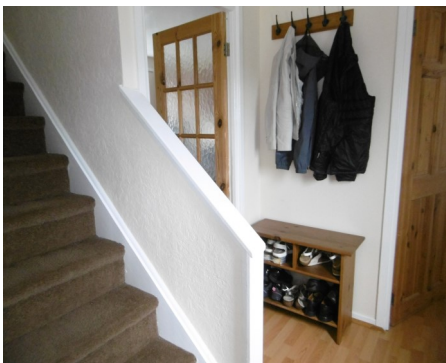
Super elevated views. Large cupboard with hanging rails each side.

Bedroom 2—3.23m x 3.23m @widest

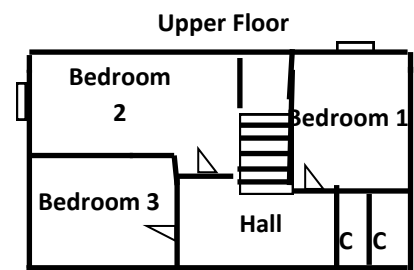
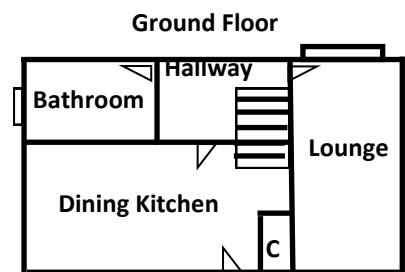
Views to side. Large cupboard with shelving and hanging space.

Bedroom 3—2.26m x 2.24m

Window to rear with views to rear garden and to farmland beyond.



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.