



## **1 Parkview, 74a Ardbeg Road, Rothesay, Isle of Bute, PA20 0NN**

### **OFFERS IN THE REGION OF £137,000**

An exceptionally bright and spacious four bedroom family home presented in walk-in condition. A fantastic first time buy or buy-to-let opportunity. Partial sea views to front. Brilliantly located being close to the local shop, restaurant and the play park and bus services on the doorstep.

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**

**Comprising: Hall, Lounge, Kitchen, Four Bedrooms, Bathroom**

**EPC Rating: C Council Tax Band: B**



## Accommodation

### **Hall - 8.03m x 1.09m**

Ceiling lights. Smoke alarm. Plain cornice. Overhead cupboard housing electricity meter. Laminate flooring.



### **Lounge - 4.20m at widest x 3.80m**

Bright and spacious lounge with windows looking along Ardbeg Road. Pendant light. Roller blinds. Laminate flooring.





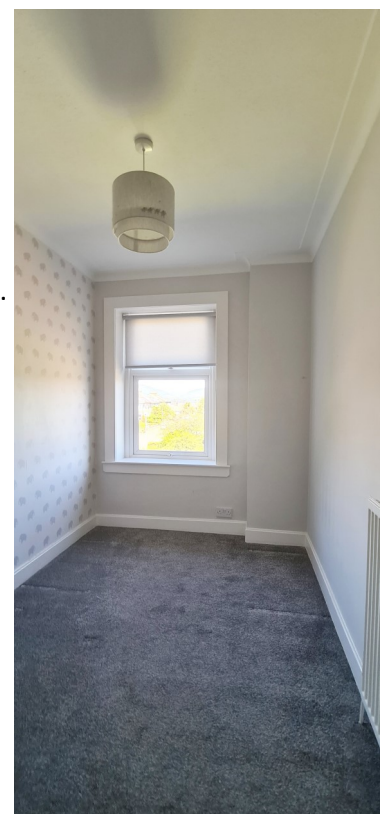
### **Kitchen - 3.30m x 3.10m**

Beautifully presented modern kitchen. Range of base and wall units. Contrast worktop. Integrated electric oven, gas hob and cooker hood. Stainless steel sink unit with drainer and mixer tap. Cupboard housing Worcester combi boiler. Vinyl flooring. Gas meter. Plain cornice. Pendant light. Windows to front offering partial sea views. Roller blinds.



### **Bedroom 1 - 3.10m x 2.10m**

Single bedroom with window to front offering partial sea views. Pendant light. Roller blind. Carpet.





**Bedroom 2 - 4.30m x 3.10m**

Spacious double bedroom with windows to front offering partial sea views. Pendant light. Roller blind. Laminate flooring.

**Bedroom 3 - 3.10m x 2.50m**

Double bedroom with window looking out to Ardbeg Road. Pendant light. Roller blind. Carpet.

**Bedroom 4- 3.40m x 3.10m**

Double bedroom with windows looking along Ardbeg Road. Pendant light. Roller blinds. Carpet.

Walk-in wardrobe/cupboard off Bedroom 4 – 1.50m x 1.80m





### Bathroom - 3.10m x 1.50m

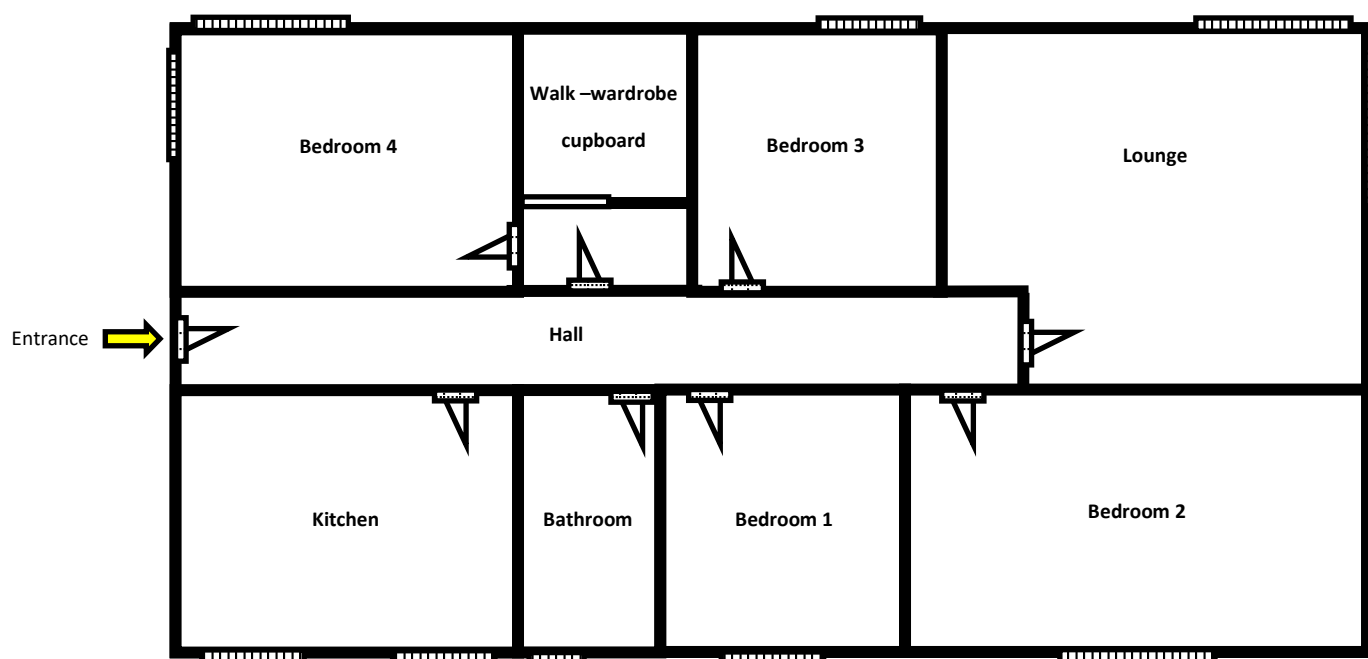
Glass panel door to enter. "P" shaped bath with shower over. Glass shower screen. WC. Wash hand basin with pedestal. Tile splashback. Pendant light. Wood panel ceiling. Vinyl flooring.

### Garden

Exclusive shed. Shared drying green.



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.