



Palmyra, 12 Ardbeg Road, Rothesay, Isle of Bute, PA20 0NJ

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A magnificent home positioned on the seafront with spectacular views over Rothesay Bay and the surrounding hills. Palmyra has been renovated undeniably to an immensely high standard both externally and internally in a sympathetic, timeless and elegant fashion and retains many original features all perfectly intact. Arranged over 4 floors and featuring 4 bedrooms with the scope for more, if desired, and two reception rooms ensures space for all of the family and in addition the lower/basement level can easily be transformed to a one bedroom apartment. Impressive, exceptionally well designed and maintained, staged garden to rear with grass seating area at the first section and a block paved path to the top with divided flower beds all the way up by stone walls to reach the large area of land at the top, a blank canvas, to enjoy an elevated view over Rothesay Bay and beyond.

OFFERS OVER - £410,000



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Ground Floor

Vestibule - 2.08m 1.92m

A beautiful entrance with an eye catching patterned tiled floor. Ornate ceiling rose, plain cornice and pendant light. Glazed door leads to the entrance hall.

Hall - 9.25m at widest x 2.08m

A grand entrance hall retaining many original features, all perfectly intact. Herringbone flooring. An original sweeping stair case with ornamental spindles and solid wood handrail leads to the first floor.

Lounge - 6.25m x 4.93m

A simply stunning family room beautifully decorated blending the tranquillity of blue with the elegance of cream, creating a serene and inviting atmosphere. Beautiful sea and hill views from the front and side windows. Ornate cornice and ceiling rose. Herringbone flooring. Stone fireplace and tiled hearth housing wood burning stove.





Office/Study - 4.62m x 3.53m

A perfect multifunctional space. Window with shutters looking towards the garden. Plain cornice and ceiling rose. Herringbone flooring.



WC - 4.62m x 1.27m

Beautiful contemporary WC. Partial wood panel walls. Matching WC and wash hand basin vanity unit. Spotlights and wall lights. Herringbone flooring.

Dining Kitchen - 7.88m x 3.92m

Luxurious kitchen with all appliances integrated (fridge, freezer, double oven, electric hob, microwave, wine cooler and dishwasher). An abundance of pale grey ceiling to floor units and a hob area with drawers and cupboards above, tile splashback and granite worktop. Breakfast bar island with darker grey units below, inset ceramic sink and drainer within the granite worktop. Tile flooring. Dining area with wonderful views of the garden. Double doors out to the sun room. Spotlights, plain cornice. Loft access.



Sun Room - 5.00m x 2.56m

Great seating area for the wetter days. Currently used as a gym. Tiled floor. Double doors to the garden.



First Floor

Hall - 2.89m x 4.04m

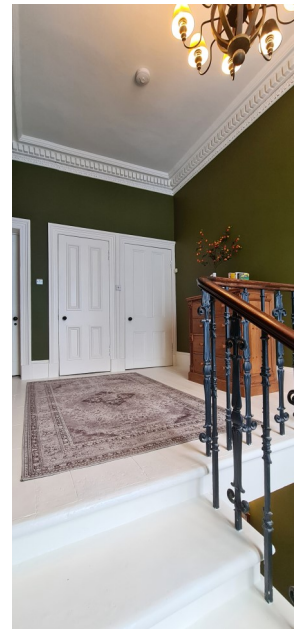
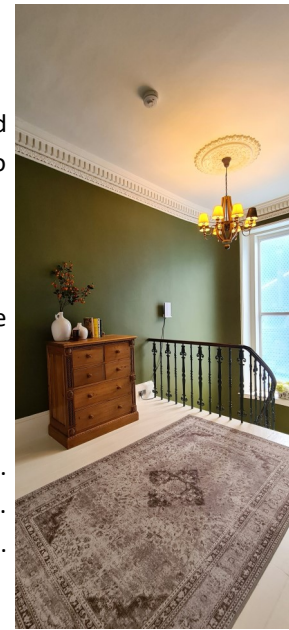
Bright and spacious hall landing with doors leading to two bedrooms, cupboard and stairs to the upper floor. Ornate cornice and ceiling rose. Painted floor boards to match the stairs. Large under stairs cupboard (2.51m x 0.97m).

Master Bedroom (1) - 6.26m x 4.88m

A wonderfully spacious bedroom with a stunning sea view from the front and side windows. Ornate cornice and ceiling rose. Carpet. Door to ensuite bathroom.

Ensuite Bathroom - 3.56m x 2.12m

A beautiful modern bathroom with neutral tiled splashback and bath panel. Contrast patterned papered walls. Bath with shower over and glass shower screen. Matching vanity WC, wash hand basin vanity unit and mirror wall cabinet to match. Tiled floor. Spotlights.





Bedroom 2 - 3.50m x 4.15m

Double ensuite bedroom to rear looking out to the beautiful garden. Plain cornice. Carpet.

Ensuite Shower Room - 2.74m x 1.23m

Modern ensuite shower room. Vanity WC and wash hand basin unit. Tiled shower cubical. Laminate flooring.



Upper Floor

Hall -

"L" shaped hallway. Cupboard housing newly installed Worcester boiler. Spotlights. Carpet.



Bedroom 3 - 4.80m at widest x 3.65m

Bright and spacious double bedroom with elevated sea views. Plain cornice. Pendant light. Carpet.

Bedroom 4 - 3.57m x 3.62m

Spacious double bedroom with walk-in wardrobe (3.36m x 1.40m). View from window to side along the Ardbeg shore. Roller blind. Carpet.

Shower Room - 2.20m x 3.26m

Lovely bright shower room. Tiled shower cubical. WC and wash hand basin vanity units. Spotlights. Vinyl flooring.





Lower /Basement Floor

Fabulous space with many potential uses including for extended family and/or work use or to become self-contained accommodation. Currently used as a workshop/hobby area, laundry room. **See floor plan for more detail.**

Laundry Room - 3.97m x 2.20m

WC - 2.88m x 1.00m

Room 1 - 4.57m x 3.94m

Room 2 - 4.57m x 3.94m

Room 3 - 2.91 at widest x 3.61m

Cupboard - 1.32m x 1.27m

Garden

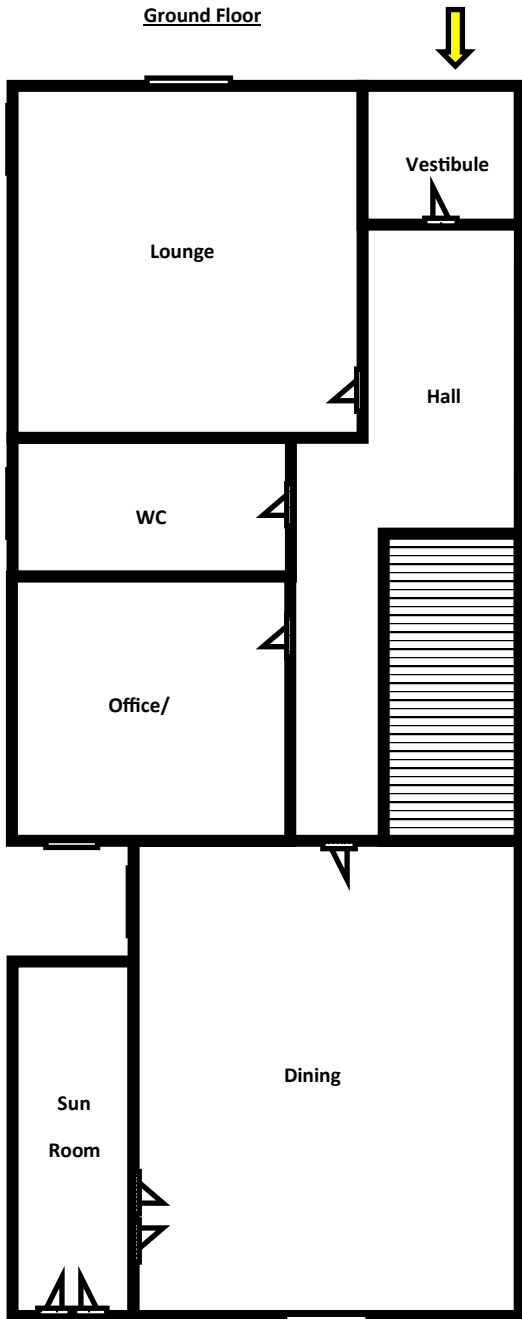
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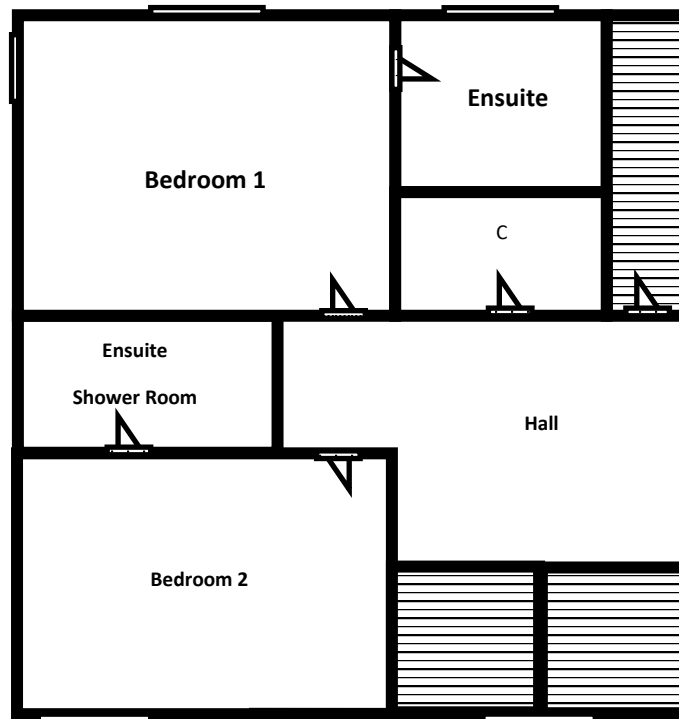
Floor Plans for Guidance Only - Not to Scale

Entrance

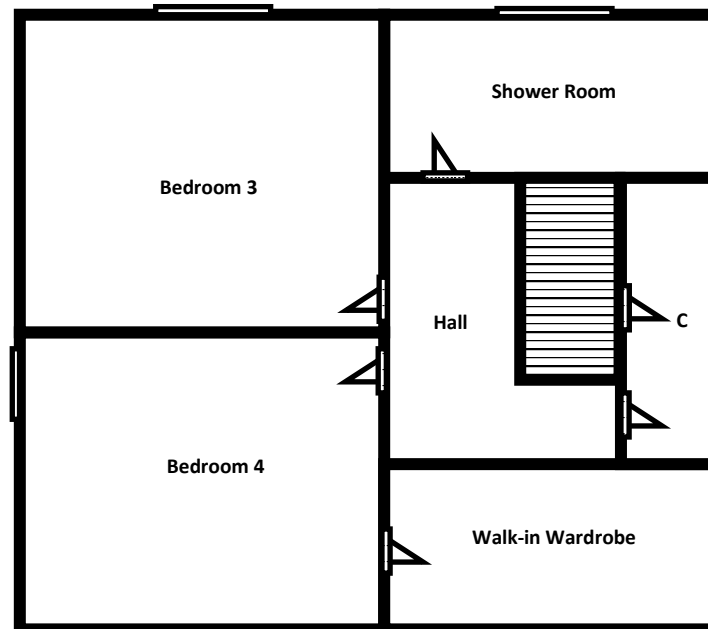
Ground Floor



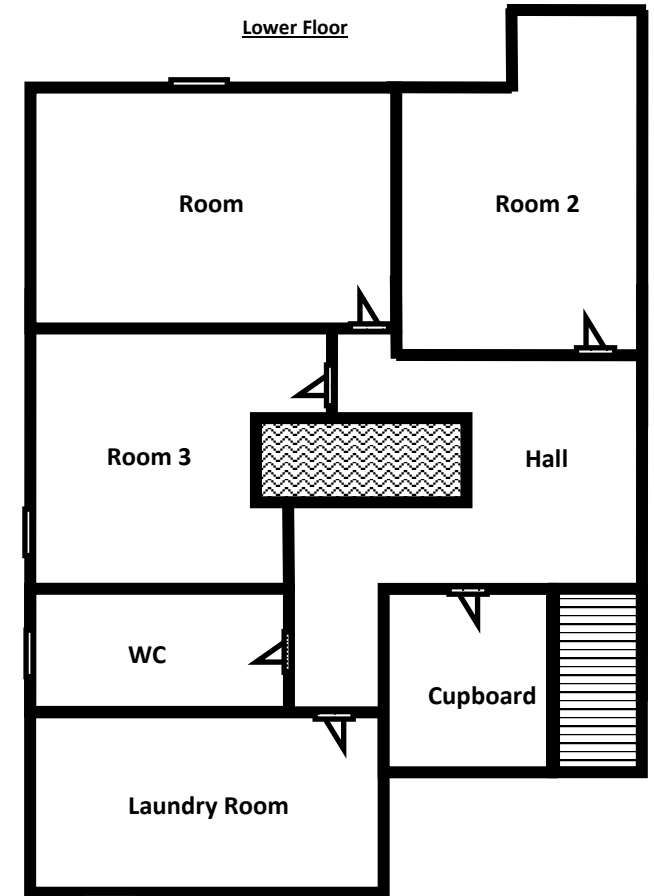
First Floor



Second Floor



Lower Floor



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