



WM SKELTON & CO



OFFERS OVER £65,000

Upper Flat, Cherrybank Cottage, 71 1/2 Ardbeg Road, Rothesay, Isle of Bute, PA20 0NN

This well-positioned upper flat on Ardbeg Road is discreetly situated and benefits from attractive sea views over the surrounding rooftops. The property lies within a short and convenient walking distance of the seafront, offering an appealing combination of privacy and coastal proximity. The property also features an exclusive private garden, complete with two garden sheds that offer useful additional storage space. The garden includes a recently replaced decked and patio area, creating a pleasant space from which to appreciate the wonderful outlook.

Gas Central Heating. Recently installed double glazed windows.

EPC Rating: D Council Tax Band: A



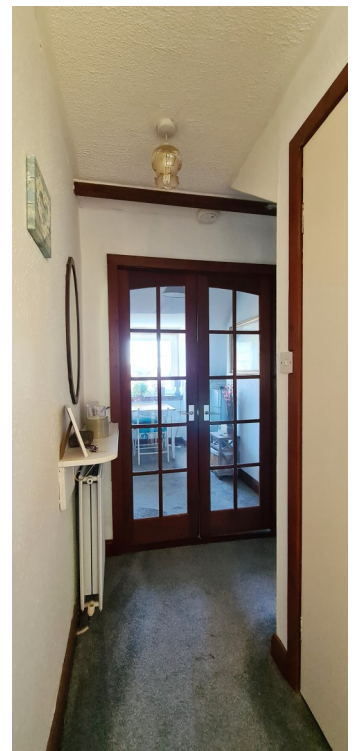
Access

The entrance for the cottage is from 71 1/2 Ardbeg Road though a date and paved pathway with steps at the top. Gate leads to entrance and enclosed garden.

Accommodation

Hall - 5.15m at widest x 1.53m at widest

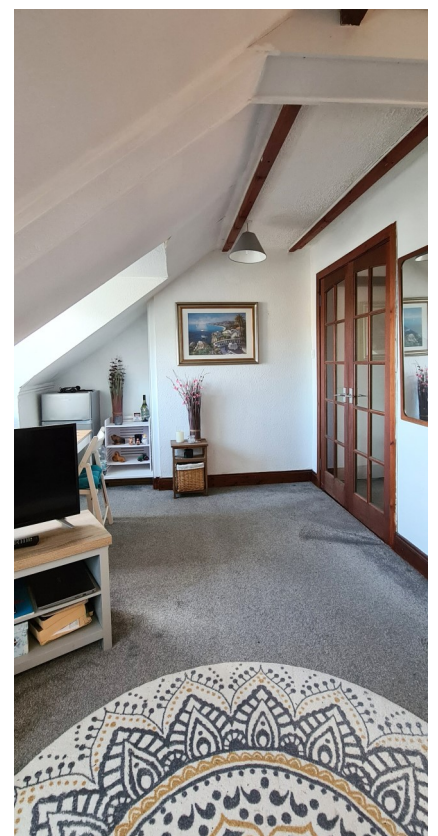
"L" shaped hall with pendant lights and smoke alarm. Doors to shower room and bedroom. Double glass panel doors to enter the lounge/kitchen. Part carpet/part vinyl.



Lounge/Kitchen - 4.84m at widest x 5.66m at widest

Bright and spacious lounge/kitchen with two windows to front (one with window seat) enjoying the beautiful sea view over roof tops. Pendant lights. Roller blinds. Carpet.

Good sized kitchen area with a range of base and wall units, contrast worktop and tile splashback. Stainless steel sink unit with drainer and mixer tap. Integrated gas hob, electric oven and cooker hood. Spotlights. Laminate flooring.



Bedroom - 3.32m at widest x 5.53m at widest

Bright and spacious bedroom featuring a window to front to enjoy the beautiful views a Velux window providing plenty of natural light, mirror wardrobe with sliding doors, roller blind and carpet.

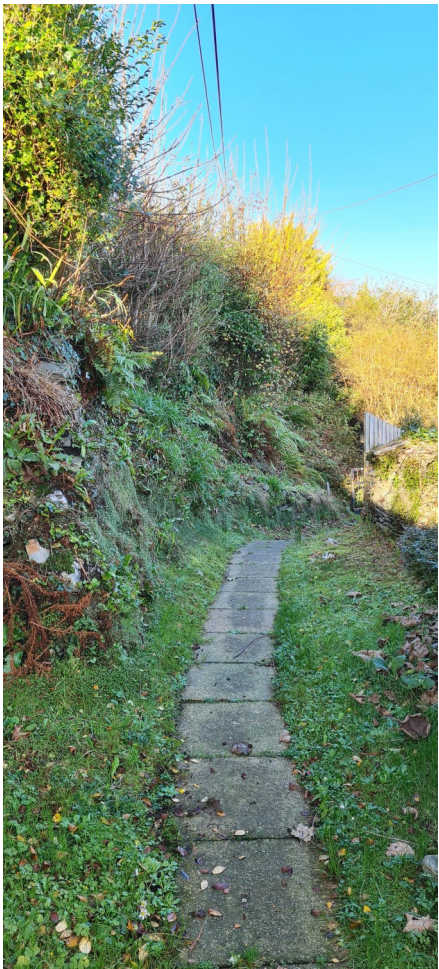


Shower Room - 2.81m x 1.35m

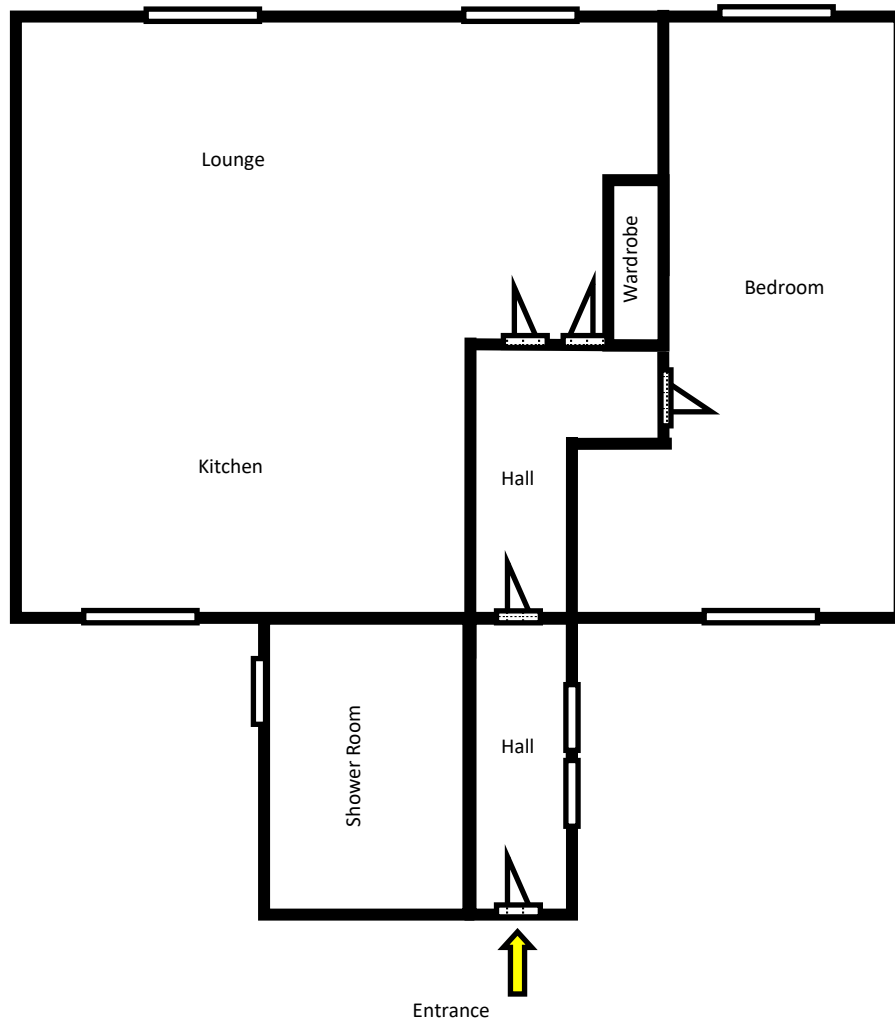
Large shower cubical with triton electric shower and tile splashback. WC. Wash hand basin with pedestal. Obscure window to side. Spotlight group. Vinyl floor.



Garden



Floor Plan for Guidance Only - Not to Scale



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB

Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

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