



**"Bonny Bute House", 20 Bishop Street, Rothesay, Isle of Bute, PA20 9DG**

**OFFERS OVER £95,000**

A recently renovated, beautifully presented, three storey town house located just a short walk from the ferry terminal and town centre. A spacious four bedroom family home with an exclusive private and enclosed garden to rear. Neutral fresh décor. A fantastic first time buy or buy-to-let opportunity.

**Gas Central Heating/Double Glazing**

**Ground Floor: Entrance Hall, Dining Kitchen, Bedroom.**

**First Floor: Hall, Lounge, Bedroom, Bathroom.**

**Upper Floor: Two Bedrooms.**

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



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 Colinton. 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.

## Accommodation

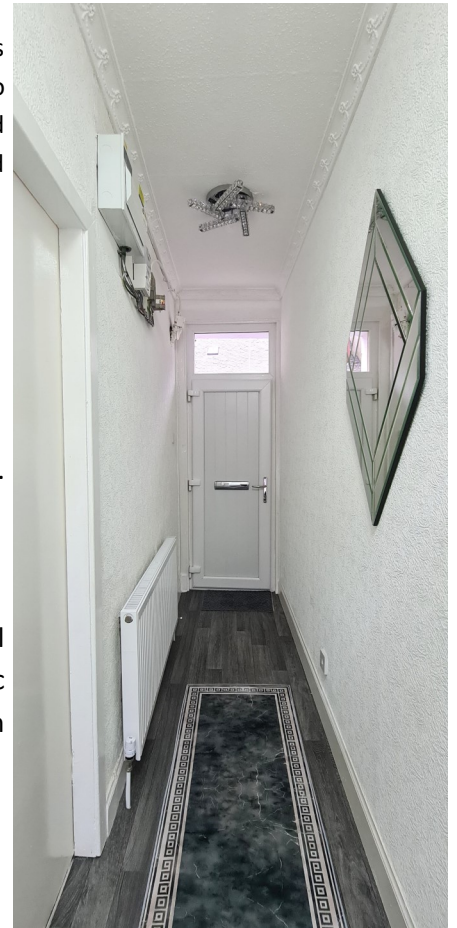
### Ground Floor

#### **Entrance Hall - 4.49m x 0.92m**

Ceiling lights. Decorative cornice. Smoke alarm. Electricity meter and switchboard. Vinyl flooring.

#### **Dining Kitchen - 3.58m x 3.44m**

Exceptionally spacious kitchen with plenty of room for dining. Range of base and wall units. Tile splashback. Contrast worktop. Stainless steel sink unit with drainer. Logic combi boiler. Flush ceiling lights. Smoke alarm. Extractor fan. Vinyl flooring. Venetian blind. Door to enclosed exclusive garden to rear.





## Garden

Enclosed private garden area accessed from the kitchen. Paved seating area/artificial grass area.



## **Bedroom 1 - 3.43m x2.40m**

Double bedroom with window to front. Plain cornice. Ceiling light. Venetian blind. Carpet.





## **First Floor**

### **Lounge - 3.45m x 3.58m**

Bright and spacious lounge with window to front. Plain cornice. Ceiling rose. Ceiling light. Smoke alarm. Venetian blind. Carpet.



### **First Floor Hall**

Wall light. Doors to Lounge, Second Bedroom and Bathroom. Carpet.





**Bedroom 2 - 3.37m x 2.49m**

Double bedroom window to rear overlooking the garden. Shelved alcove. Ceiling light. Venetian blind. Carpet.

**Bathroom - 1.28m x 2.37m**

Fully tiled bathroom. Bath with shower over. Triston electric shower. Glass shower screen. WC. Wash hand basin with pedestal and mirror above. Extractor fan. Flush ceiling light. Vinyl flooring.





## Upper Floor

### **Bedroom 3 - 3.57m at widest x 3.63m at widest**

Double bedroom with two large bay window to front. Ceiling light. Venetian blinds. Carpet.



### **Bedroom 4 - 3.75m at widest x 3.23m at widest**

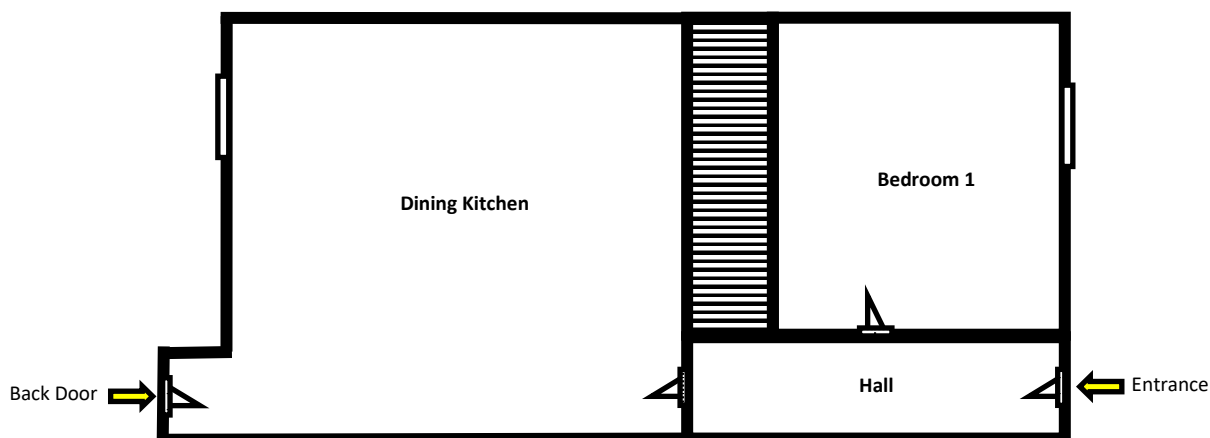
Bright bedroom with window to rear. Plain cornice. Ceiling. Venetian blind. Carpet.



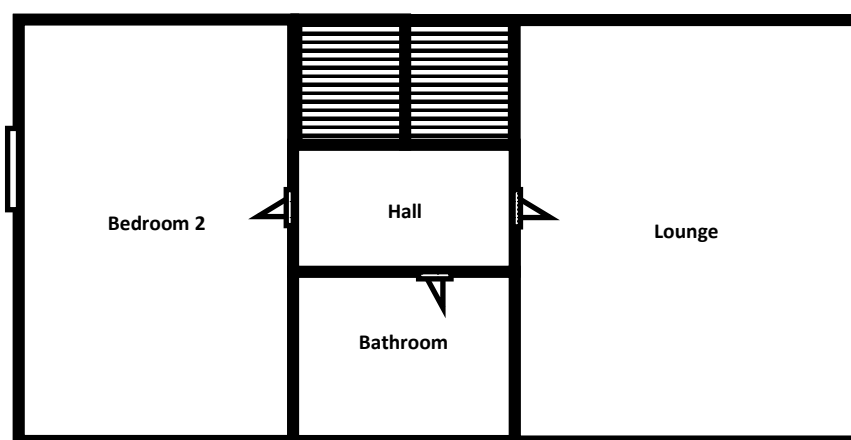


Floor Plans for Guidance Only - Not to Scale

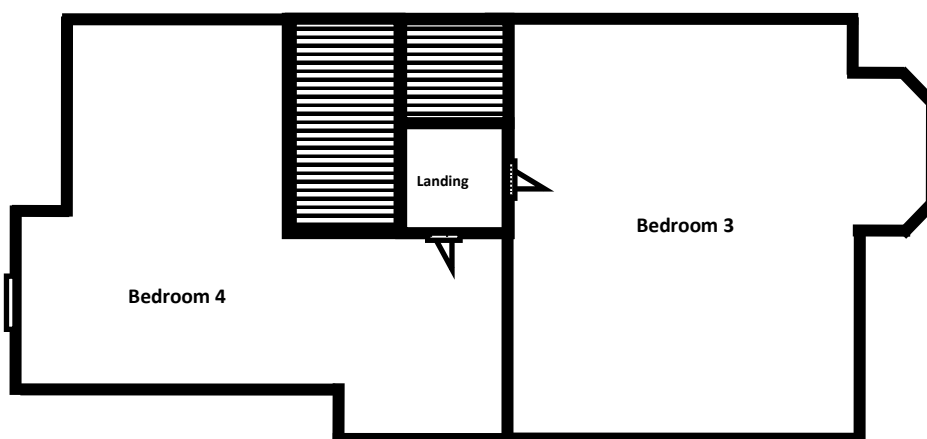
Ground Floor



First Floor



Upper Floor



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.