



**Flat 2/2, Earl Place, 74 Ardbeg Road, Rothesay, Isle of Bute, PA20 0NN**



### **OFFERS IN THE REGION OF £50,000**

Bright, south facing two bedroom second floor flat in a traditional, stone built tenement in Ardbeg offering lovely views from the bay window in the lounge and from the rear bedroom. Would make a perfect holiday home and is currently run as a popular self-catering property - a guest favourite on Air B&B with a 4.95 star rating. Bus services, playpark and general store nearby.

Short walk to the seafront.

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.

**Electric Heating/Double Glazing**

**Shared Enclosed Garden to Rear  
Lounge/Kitchen, 2 Bedrooms, Shower Room.**

**EPC Rating: E Council Tax Band: A**

## Accommodation



### **Hallway 4.14m x 1.05m**

Matching doors to all rooms. Loft Access. Electricity meter and switchboard. Spotlights. Laminate flooring.

### **Lounge/Kitchen 4.42m x 3.68m + 2.18m x 1.81m)**

Lovely bright lounge with bay window looking to Rothesay Bay and Ardbeg Road to side from the bay window and open outlook to front. Curtains. Pendant light. Laminate flooring.

Kitchen area with a range of base and wall units with contrast worktop. White tile splashback. Stainless steel sink unit with drainer and mixer tap. Integrated electric hob and oven. Tile effect laminate flooring. Pendant light.

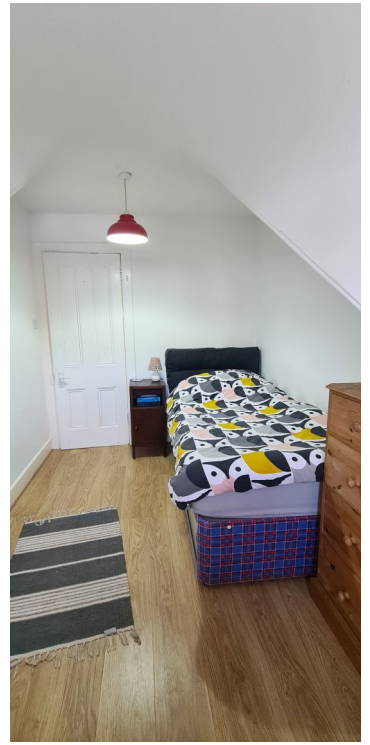


**Shower Room 1.85m x 1.06m**

Part tiled part wet wall panelling. WC, wash hand basin, and electric shower. Flush ceiling light. Tile effect laminate flooring.

**Bedroom 1 - 3.55m x 2.20m**

Bedroom to front with great views along Ardbeg Road. Pendant light. Curtains. Laminate flooring.

**Bedroom 2 - 4.68m x 4.04m**

Spacious bedroom with sea view over rooftops. Shelved storage cupboard. Pendant light. Curtains. Laminate flooring.

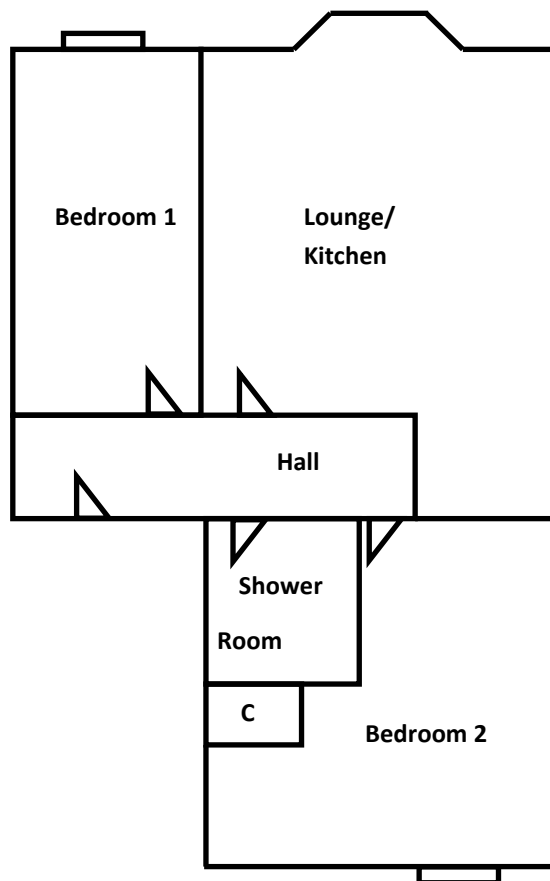
**Garden**

Shared drying green .





**For Guidance Only - Not to Scale**



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