



Flat 2/2, 8 Tower Street, Rothesay, Isle of Bute, PA20 0AW



OFFERS OVER £55,000

A lovely flat presented in walk-in condition located in the heart of Rothesay and nearby all amenities. This flat is just a short walk to the ferry terminal and would make a brilliant holiday home or indeed permanent home.



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.

Comprising: Hall, Lounge, Kitchen, Bedroom, Bathroom

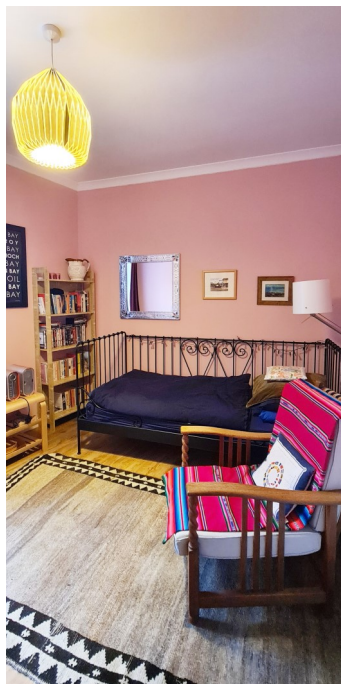
EPC Rating: C

Council Tax Band: A



Hall - 3.44m x 1.07m

Pendant light. Gas meter. Electricity switchboard. Matching doors to all rooms. Laminate flooring.



Lounge - 3.11m x 3.43m

Bright lounge to front with a great view down Tower Street towards the Winter Gardens. Pendant light. Plain cornice. Curtains. Laminate flooring.



Kitchen - 3.36m x 1.70m

Base units with contrast worktop. Stainless steel sink unit with drainer and mixer tap. Electric cooker. Under counter fridge. Pendant light. Vinyl flooring. Extractor fan. Baxi combi boiler (serviced yearly). Window to side.

Bedroom - 3.12m x 2.71m

Window to front. Pendant light. Curtains. Laminate flooring.

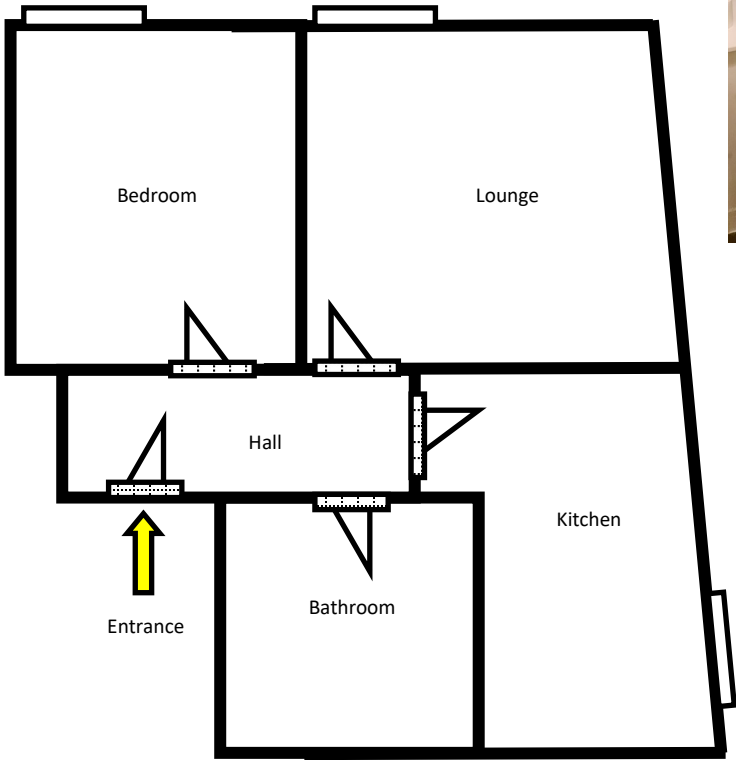


Bathroom - 2.09m x 2.14m

Bath with shower over. Wet wall panelling. Glass shower screen. WC. Wash hand basin with pedestal. Pendant light. Vinyl flooring.



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.

