



45 Craigmores Road, Rothesay, Isle of Bute, PA20 9ES

OFFERS OVER - £275,000

Located in a prime coastal position, this charming seafront bungalow provides a perfect blend of comfort and breathtaking views. Inside, you'll find an inviting open-plan lounge, kitchen, and dining space that flows seamlessly, creating a bright and airy environment perfect for both family living and entertaining. Large windows offer stunning views and an abundance of natural light, enhancing the relaxed coastal atmosphere. This property also offers a stunning, well-maintained garden that stretches to both the front and side including a summerhouse offering a tranquil and private outdoor retreat. A private driveway provides convenient off-road parking. Whether you're looking for a permanent residence or a luxurious holiday home, this seafront property is a rare find.

Lounge/Diner/Kitchen

5.39m x 4.82m + 4.78m x 2.15m + 4.08m x 3.10m

This beautifully designed space seamlessly combines the lounge, kitchen, and dining area, creating the perfect setting for modern living and entertaining. Large windows and patio doors flood the room with natural light and frame breathtaking, uninterrupted sea views. The lounge features an attractive electric coal-effect fire, adding a cosy focal point to the room. Ceiling lights, curtains, vertical blinds, and carpet throughout lounge and dining area.

Spacious kitchen area with a range of base and wall units, contrast worktop and splashback. Gas freestanding cooker with integrated cooker hood above. Stainless steel sink with drainer and mixer tap. Vinyl flooring. Spotlights. Roller blind. Door to utility room.



Utility - 2.49m x 1.28m

A convenient utility room just off the kitchen. Fitted with plumbing and electrics for laundry appliances. Shelving. Ceiling light vertical blind. Vinyl flooring. Worcester combi boiler. Door to garden.

Porch - 1.56m x 2.42m

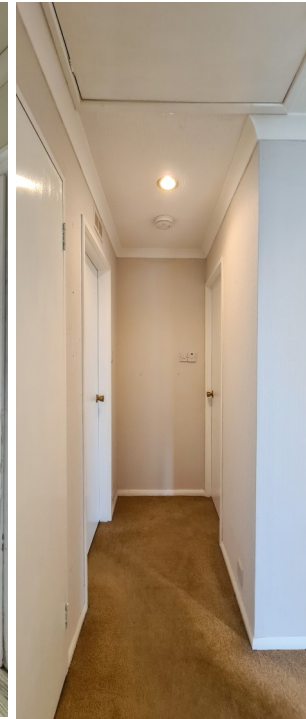
A bright and welcoming entrance porch featuring full double glazing, providing excellent natural light. Flush ceiling light. Vinyl flooring.

Hall - 3.91m x 1.65m + 2.43m x 0.91m

A spacious and inviting entrance hall. Two storage cupboards, one with shelving and the other with a hanging rail and shelf. Glass panel door into lounge and matching white painted doors to all other rooms. Loft access. Spotlights. Carpet.

Bedroom 1 - 3.22m at widest x 4.72m

Double bedroom with windows to side. Built-in wardrobe with shelving. Freestanding wardrobe. Pendant light. Curtains and vertical blinds. Carpet.



Bedroom 2 - 3.63m 3.15m

Double bedroom with windows to side looking out to the garden. Built-in wardrobe with shelving and hanging rail. Freestanding wardrobe. Pendant light. Curtains and roller blind. Carpet. Door to study.

Study - 2.41m 3.19m

A well-proportioned study offering excellent versatility, with the potential to be converted into an ensuite bathroom/shower room or walk-in wardrobe. This adaptable space provides the perfect opportunity to tailor the home to your individual needs. Shelving. Spotlights. Window to side. Vertical blind. Carpet.

Bathroom - 2.88m at widest x 2.66m at widest

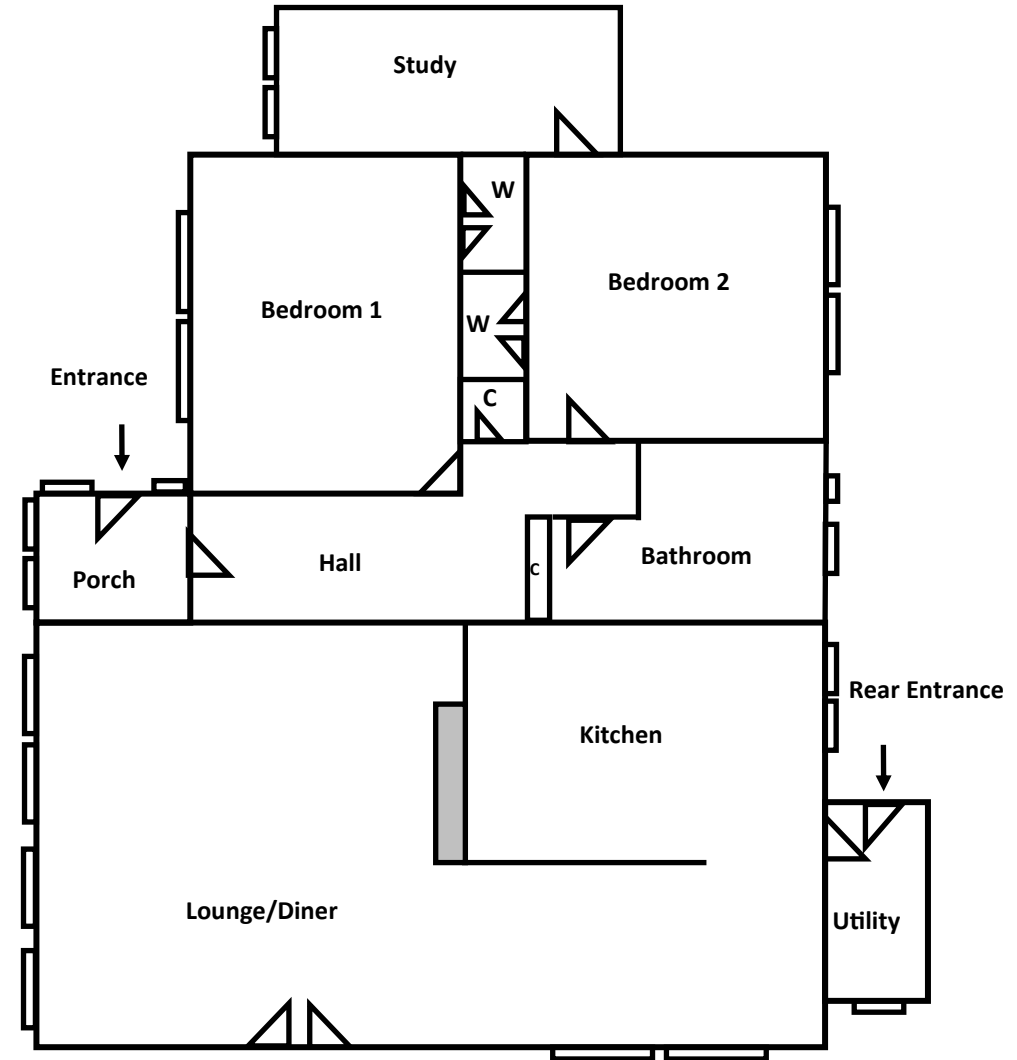
A spacious and well-appointed bathroom featuring a full-sized bath, a large walk-in shower, a WC, and a stylish vanity sink unit. Wet wall panelling. Spotlights. Mirror. Vinyl flooring.



Garden

The front garden is perfect for enjoying the beautiful sea views. To the side there is a paved area, three handy sheds and a charming summer house, providing ample storage and versatile space all with mains power. A driveway completes the exterior, offering convenient off-road parking.





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.