



Flat 3, Grand Marine Court, 44 Argyle Street, Rothesay, Isle of Bute, PA20 0AX

OFFERS OVER £90,000

A spacious first floor flat in the popular Category C Listed Building of Grand Marine Court just a few minutes walk from the centre of town and ferry terminal. Presented in walk-in condition with neutral décor throughout. Beautiful sea views from large bay window in the lounge.

Gas Central Heating. Double Glazing.

Comprising: Hall, Lounge/Kitchen, Bedroom, Bathroom

Designated car parking space to rear.

Council Tax Band: B EPC Rating: C

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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 Colintrave. 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

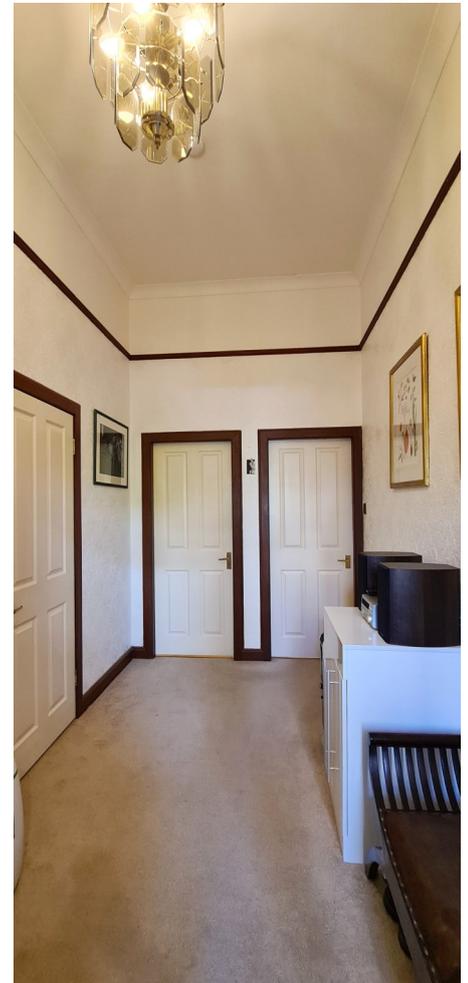
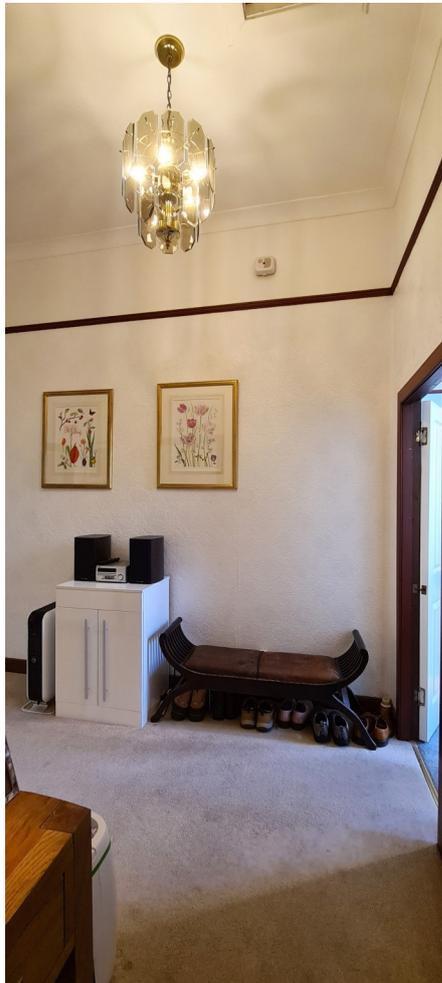
Entrance

The flat is accessed to the side of the building and through the main entrance door leading to the entrance hall. The flat is located at first floor level and is the first door on the right when ascending the stairs.



Hall - 3.51m x 3.60m at widest

Spacious hall with matching doors to all rooms. Ceiling light. Smoke alarm. Loft hatch. Carpet. Cupboard 0.80m x 2.05m.



Lounge– 5.50m x 4.26m at widest

Beautiful bright lounge with a beautiful sea view from the bay window to side. Plain cornice. Ceiling rose. Pendant light. Smoke alarm. Marble fireplace housing gas fire. Carpet. Kitchen is off lounge.



Kitchen - 2.92m x 2.59m

Accessed from lounge. Range of base and wall units with contrast worktop. Tile splashback. Integrated electric hob, oven, and cooker hood. Stainless steel sink unit with drainer and mixer tap. Alpha combi boiler. Plain cornice. Ceiling spotlight group. Smoke alarm. Vinyl flooring.



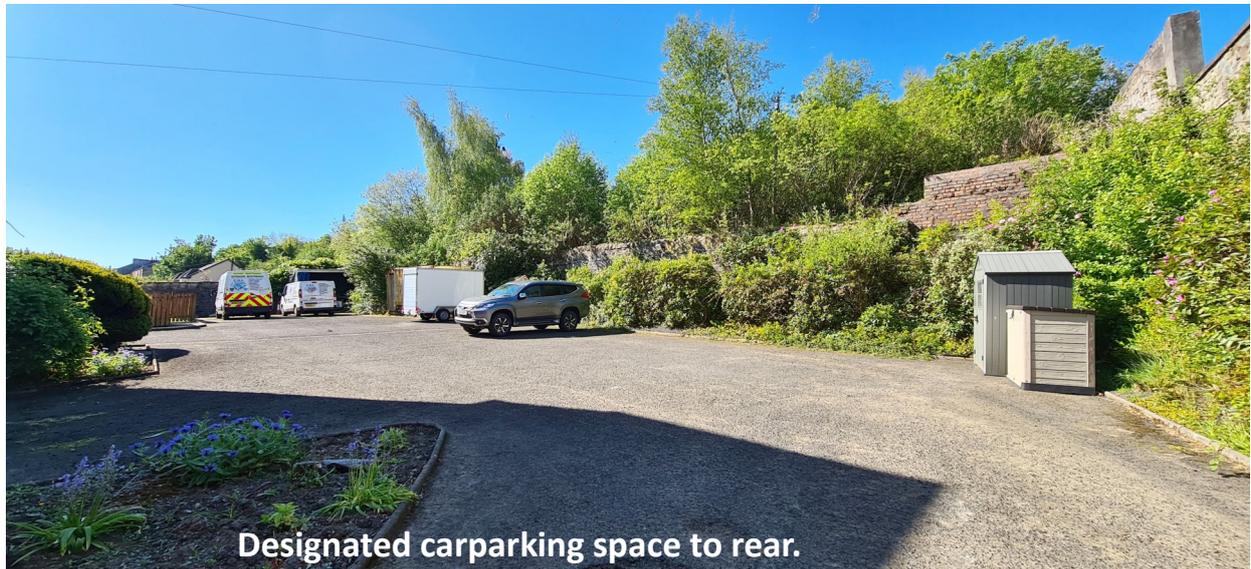
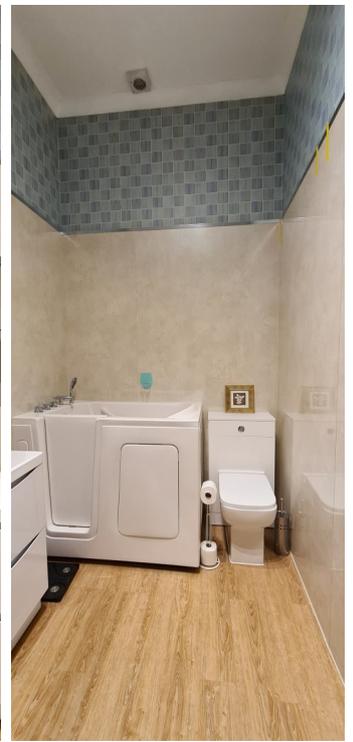
Bedroom - 3.54m x 2.90m

Double bedroom to rear. Plain cornice. Ceiling light. Roller blind. Carpet.



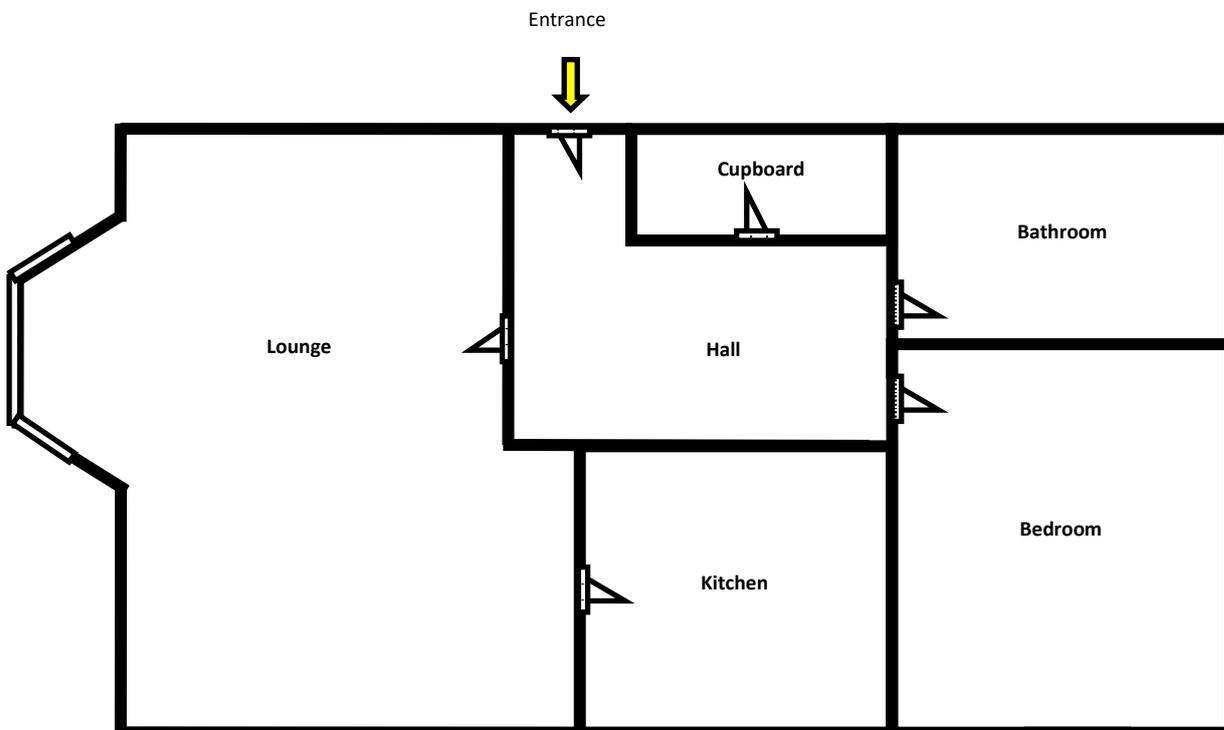
Bathroom - 3.30m x 1.80m

Large shower cubicle with glass screen. Walk-in bath. WC. Wash hand basin vanity unit. Mirror wall cabinet. Extractor fan. Vinyl flooring.



Designated carparking space to rear.

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.