



WM SKELTON & CO



**FIXED PRICE - £90,000 - £10,000 UNDER HOME REPORT VALUE)**

**2 Ladeside Place, Rothesay, Isle of Bute, PA20 0EA**

An exceptionally spacious three bedroom family home over three levels. A fantastic first time buy or buy-to-let opportunity. Brilliantly located being close to the town centre, ferry terminal, St Andrews Primary School. The house requires some modernisation but has great potential and offers plenty of storage. Front and rear exclusive enclosed gardens. Parking to rear. Gas Central Heating/Double Glazing.

EPC Rating: D Council Tax Band: B





## Accommodation

### Ground Floor

#### **Dining Kitchen - 4.79m x 3.88m**

Exceptionally spacious kitchen with plenty of room for dining. Range of base and wall units. Contrast worktop. Integrated electric oven and gas hob (it is unknown whether they are in working order). Vokera combi boiler. Strip light. Smoke alarm. Laminate flooring. Door out to front garden. Glass panel door to hall.

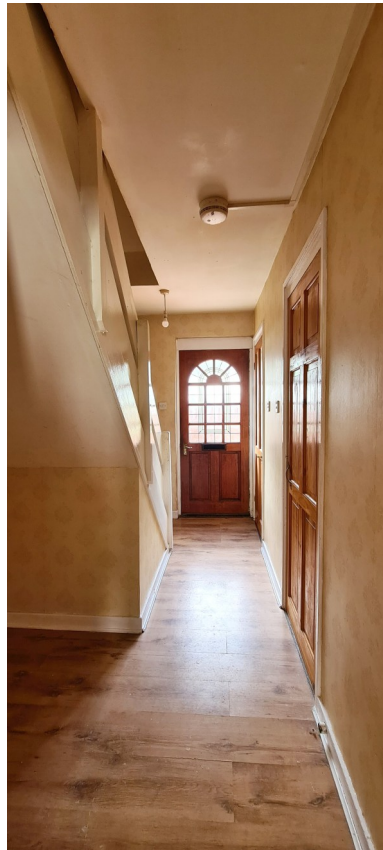


#### **Hall - 3.68m x 1.78m at widest**

Pendant light. Smoke alarm. Large cupboard (2.00m x 2.21m). Laminate flooring. Door out to rear garden.

#### **WC - 1.98m x 0.91m**

Glass panel door to enter. WC. Wall hung wash hand basin. Pendant light. Window to side. Varnished floorboards.





## First Floor

### **Lounge - 4.18m at widest x 3.88m**

Bright and spacious lounge with large window to front allowing plenty of light. Pendant light. Smoke alarm. Carpet.



### **Bedroom 1 - 2.98m x 3.89m**

Double bedroom with windows to front and rear. Built-in wardrobe with double doors. Pendant light. Carpet.



### **Hall - 1.89m x 0.90m + 2.09m x 0.89m**

Pendant light. Smoke alarm. Large cupboard with wardrobe and shelving (1.90m x 1.71m).



### **Bathroom - 1.68m x 1.99m**

Glass panel door to enter. Bath with shower over. WC. Wash hand basin with pedestal. Tile splashback. Pendant light.





## **Upper Floor**

### **Bedroom 2 - 3.81m x 2.88m**

Double bedroom with two large velux windows to front. Wardrobe. Pendant light. Carpet. Eave storage.



### **Bedroom 3 - 3.00m x 3.90m**

Double bedroom with window to front. Pendant light. Carpet.



## **Garden**

Exclusive enclosed gardens to front and rear.



Floor Plan for Guidance Only - Not to Scale



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