



Flat 0/1, 1 Union Street, Rothesay, Isle of Bute, PA20 0HD

OFFERS OVER £75,000

A well presented spacious ground floor flat within a well-maintained factored tenement. Neutral décor throughout. A five minute walk to the ferry terminal and town centre and only a short walk to the public park and leisure centre. Clean and tidy communal close. Shared drying green and bin store to rear. Shared cupboard in close.

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.

Factors: Fyne Homes

Gas Central Heating

Comprising: Hall, Lounge, Dining Kitchen, Bedroom, Shower Room.

Shared Drying Green and Bin Store to Rear.

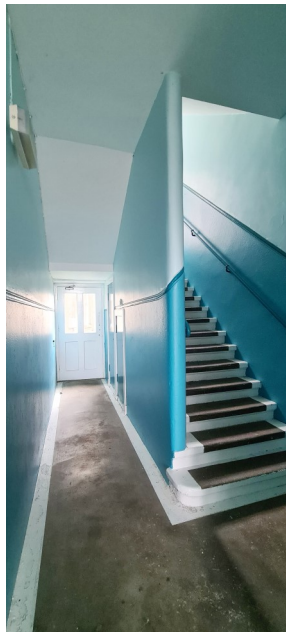
Shared cupboard in close.

EPC Rating: D Council Tax Band: A

Accommodation

Hall - 3.58m x 1.11m

Pendant light. Matching doors to all rooms. Shelled cupboard housing electricity meter (1.50m x 0.85m). Laminate flooring.



Lounge - 5.04m at widest x 3.07m

Beautifully bright and spacious lounge with large bay window to front. Pendant light. Curtains and roller blinds. Carpet.



Dining Kitchen - 2.68m at widest x 2.57m at widest

Spacious dining kitchen with a range base and wall units. Contrast worktops. 1 1/2 bowl sink unit with drainer and mixer tap. Integrated electric oven, gas hob and overhead extractor. Washing machine. Fridge/freeze. Ceiling lights. Roller blinds. Laminate flooring. Vokera combi boiler Windows to rear looking out to garden.



Bedroom - 3.72m x 2.50m at widest

Bright bedroom to front. Pendant light. Roller blind. Built-in wardrobe with mirror sliding doors. Laminate flooring.

Shower Room - 2.25m at widest x 1.74m at widest

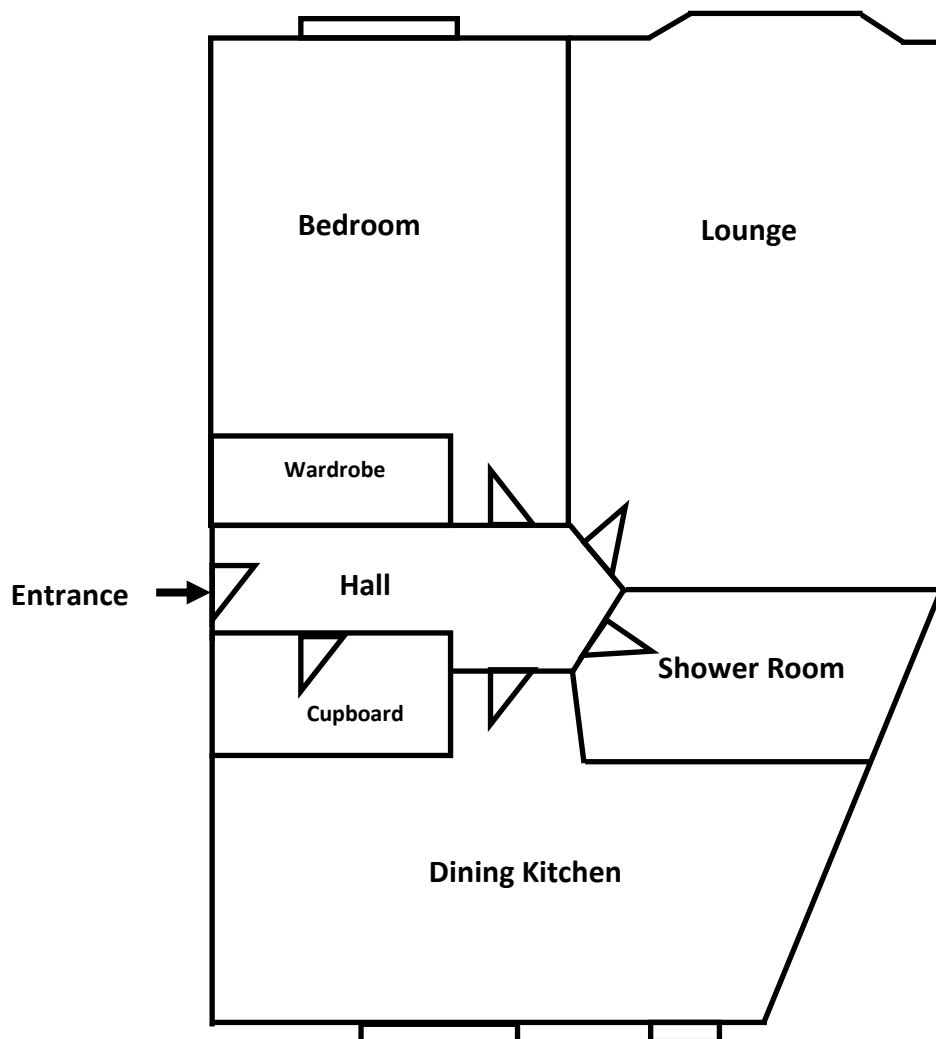
Large walk-in shower cubical with glass screen and tile splashback. WC. Wash hand basin with pedestal. Ceiling light. Ladder style towel radiator. Laminate flooring.

Garden

Well maintained shared drying green and bin store 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.