



60B Ardbeg Road, Rothesay, Isle of Bute, PA20 0NN

OFFERS IN THE REGION OF £155,000 (£10,000 under Home Report Value)

Immaculately presented semi-detached family home in a desirable residential area on Ardbeg Road. Decorated in neutral tones throughout. Great family storage space. Bus services on the door step and local shop, restaurant and seafront a short walk away. Easily maintained exclusive garden to front and rear.

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 Colintraive. 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.

Gas Central Heating/Double Glazing

**Exclusive garden to front and rear. Off-road parking to rear.
Ground Floor: Hall, Lounge, Dining Kitchen, Utility Room, WC.
Upper Floor: Hall, Three Bedrooms, Bathroom.**

Accommodation

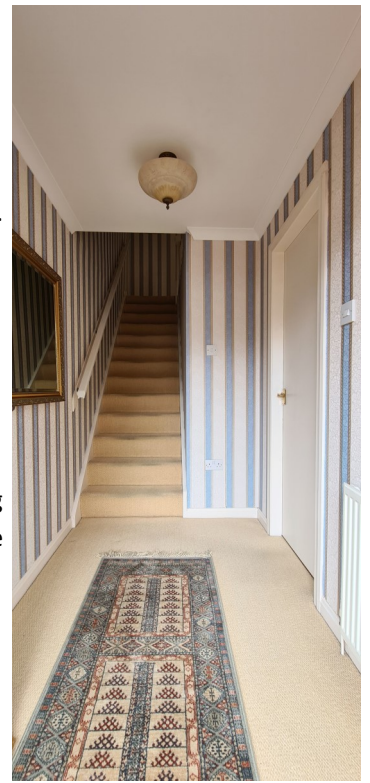
Ground Floor

Hall - 2.29m x 1.50m

Rectangular hall with plain cornice, and ceiling light. Obscure glass panel and wood front door. Carpet. Carpeted stairs to upper floor.

Lounge - 5.10m x 3.19m

Spacious family room to front with large double glazed windows to front and to side looking along Ardbeg Road. Plain cornice. Ceiling light. Carpet. Curtains and vertical blinds. Glass panel door into the kitchen.



Dining Kitchen - 4.81m x 3.49m

Spacious kitchen with a range of base and wall units, contrast worktop and tile splashback. Integrated electric oven and hob. Cooker hood. Breakfast bar. Room for dining table. Under stairs cupboard. Strip light and pendant light. Roman blind. Vertical blind. Stainless steel sink with drainer and mixer tap. Part carpet/vinyl flooring. Dishwasher. Fridge/freezer. Door to utility room.

**Utility Room - 1.04m x 1.68m**

Handy utility room with access through obscure glass and wood panel back door to rear garden. Plain cornice. Spotlight. Base and wall units. Washing machine. Tumble dryer. Electricity switchboard. Alpha combi Boiler. Vinyl flooring. Door to WC.

**WC - 0.72m x 1.68m**

Located just off the utility room. Plain Cornice. Ceiling light. W.C. Wall hung wash hand basin with mirror above. Vinyl flooring. Curtain.

Upper Floor

Upper Hall - 1.91m x 3.60m

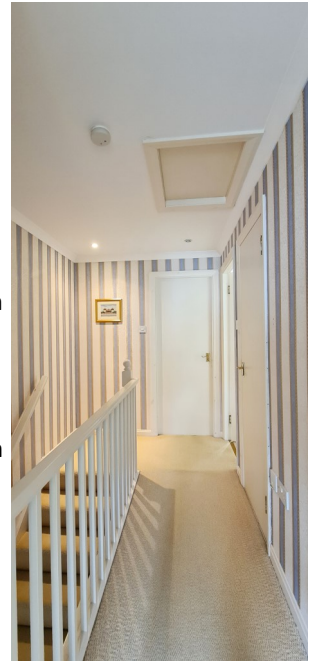
Loft hatch. Spotlights. Matching doors to all bedrooms and bathroom. Shelled cupboard. Carpet.

Bedroom 1 - 3.60m x 2.80m

Double bedroom to front. Plain cornice. Pendant light. Curtains and vertical blinds. Built-in wardrobes with mirror sliding doors. Carpet.

Bedroom 2 - 3.46m x 2.81m

Double bedroom to rear. Plain cornice. Pendant light. Curtains and vertical blinds. Built-in wardrobes with mirror sliding doors. Carpet.





Bedroom 3 - 2.28m x 2.09m

Single bedroom to front. Plain cornice. Spotlights. Roman blind. Carpet. Curtains with pelmet and venetian blind. Storage cupboard (approx. 0.90m x 0.67m).

Bathroom 2.60m x 1.91m

Obscure glass window to rear. Curtains. Spotlights. W.C. Inset tiled shower cubical. Bath. Wash hand basin with pedestal with mirror wall cabinet above. Vinyl flooring.

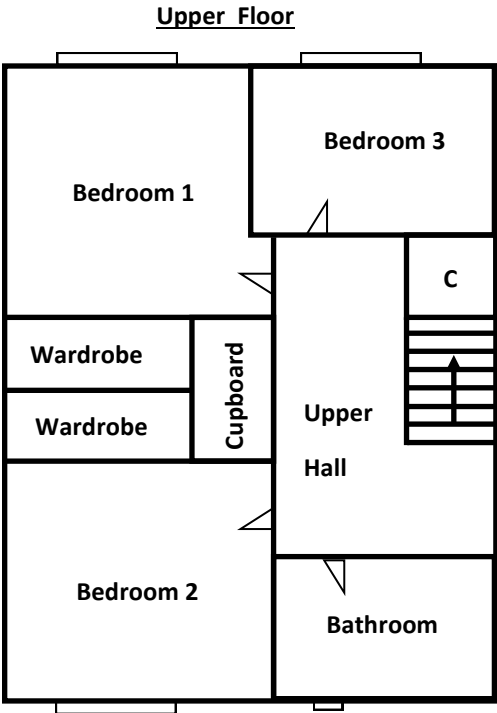
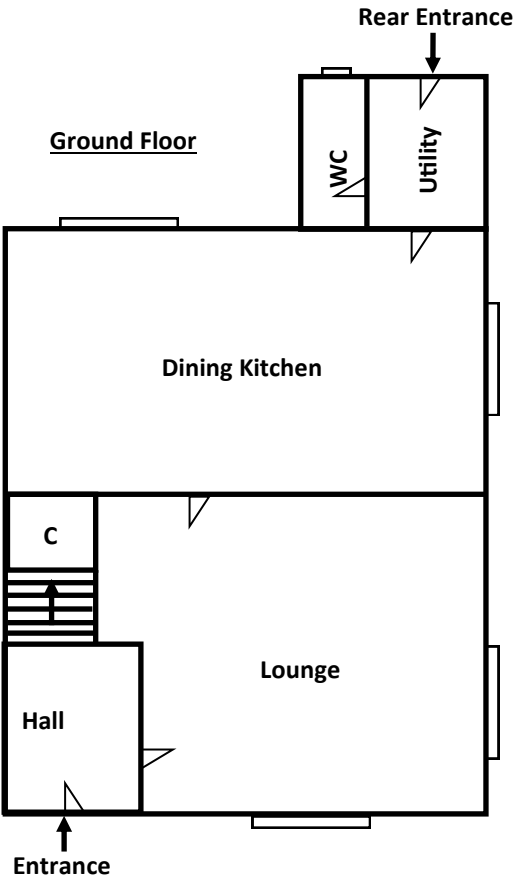


Garden

Shared pathway from the street and to the right is the exclusive front garden.
Exclusive enclosed paved rear garden.



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.