WM SKELTON & CO

OFFERS OVER £110,000

52 Ardmory Road, Rothesay, Isle of Bute, PA20 0PG

A superb family home in a peaceful residential setting and enjoying elevated sea-views across Rothesay Bay to the Ayrshire and Cowal hills. This spacious three-bedroom quarter villa is perfect for everyday family living. It features an exclusive garden to the rear, and benefits from double glazing and gas-central heating. Situated within easy walking distance of the local store, bus routes and the seafront, the location offers both convenience and tranquillity.

EPC: E Council Tax Band: B

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Entrance

Enter into a laminated floor hall leading to a carpeted staircase. In the hall a large cupboard with a round window allows daylight to filter through. Halfway up the stairs a striking triple window opens up, offering sweeping views of the sea and hills, while drawing the natural landscape into the space.

Hall - 1.25m at widest x 5.65m

Ceiling light. Smoke alarm. Loft hatch. Shelved cupboard housing electricity meter and switch board. Carpet.

Lounge - 4.54m x 3.93m

A great sized family lounge featuring traditional details including plain cornice, ceiling rose, and ceiling light. A large front-facing window with roller blinds and curtains captures spectacular sea and hill views, filling the room with natural light. The focal point is a wooden fireplace with tiled hearth, housing an open fire. Additional features include a fitted shelving unit with cupboards below and attractive varnished floorboards. A smoke alarm is installed for safety.

Kitchen/Diner - 3.25m x 3.01m

A bright, well-proportioned room with a double rear window (roller blinds fitted) which frames lovely country views. A fitted kitchen run incorporates both base and wall units in a coordinated style, topped with a contrasting work surface. The sink is a ceramic half-bowl with drainer, and mixer tap. Cooking is provided by a gas hob and electric oven beneath a cooker hood. The walls are tiled to approximately half height and the floor is fully tiled, giving a clean and practical finish. A combi boiler (Vokera) serves heating and hot water. The space also accommodates dining use, making it a functional sociable hub for cooking and eating.

Bathroom - 1.95m x 3.21m

A beautifully appointed, fully-tiled bathroom with walls and floor finished in tile for a sleek, low-maintenance feel. The room is fitted with ceiling spotlights and an extractor fan for modern functionality. A rear-facing window (with roller blind) invites country views and natural light. The sanitary ware includes a bath with mixer tap, a pedestal sink, a toilet and a separate shower cubicle featuring decorative glass-brick screen. A mirrored cabinet provides practical storage.

Bedroom 1 - 4.45m x 4.04m

A spacious master bedroom featuring a large bay window that frames beautiful sea views, fitted with roller blinds and curtains. The room includes a built-in window seat/bench with storage beneath, adding both charm and practicality. Plain cornice, ceiling rose and central ceiling light, complemented by two wall-mounted lights. The floor is finished in varnished floorboards.

Bedroom 2 - 3.43m x 2.74m

A well-proportioned second bedroom featuring a double window overlooking the rear garden and countryside beyond, fitted with roller blinds. Plain cornice and pendant ceiling light. A practical addition is a bowl-sink with mixer tap set on a wooden shelved unit, making a handy dressing/vanity zone. The floor is finished in laminate beneath the sink unit with carpet for the remainder.

Bedroom 3 - 2.92m x 3.46

This third bedroom offers a double window to the rear, enjoying country views with curtains. Pendant light. Carpet. The room features a decorative fireplace that adds period charm and a focal point to the space.

Garden

Exclusive rear garden.

Floor Plan for Guidance Only - Not to Scale

Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB
Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

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