Flat 1/1, 8 Gallowgate, Rothesay, Isle of Bute, PA20 0HR

OFFERS OVER £50,000

A beautiful flat presented in walk-in condition located in the heart of Rothesay and nearby all amenities. This flat is just short walk to the ferry terminal and would make a brilliant holiday home or indeed permanent home.

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.

Comprising: Hall, Lounge, Kitchen, Bedroom, Bathroom

Shared court yard to rear including washing lines and bin storage.

EPC Rating: D

Council Tax Band: A

Wm. Skelton & Co
Castle Chambers
49 High Street
Rothesay
Isle of Bute
PA20 9DB
Tel: 01700 505551
Email: estateagency@wmskelton.co.uk

primelocation.com
Zoopla.co.uk
Smarter property search

Hall - 1.37m at widest x 1.06m at widest

Plain cornice. Flush ceiling light. Smoke alarm. Vinyl flooring. Handset for secure entry. Shelved storage cupboard (with cupboard above) (0.71m x 0.68m). Cupboard housing electricity meter and switchboard (with cupboard above) (0.79m x 0.35m).

Lounge - 3.08m x 3.62m

Bright lounge to front. Pendant light. Plain cornice. Curtains. Carpet. Door to bedroom.

Dining Kitchen - 2.07m x 3.63m

Bright kitchen with window to rear. Range of wall and base units with contrast worktop. Splashback tiling. Plain cornice. Pendant light. Vinyl flooring. Sabre combi boiler. Space for dining table.

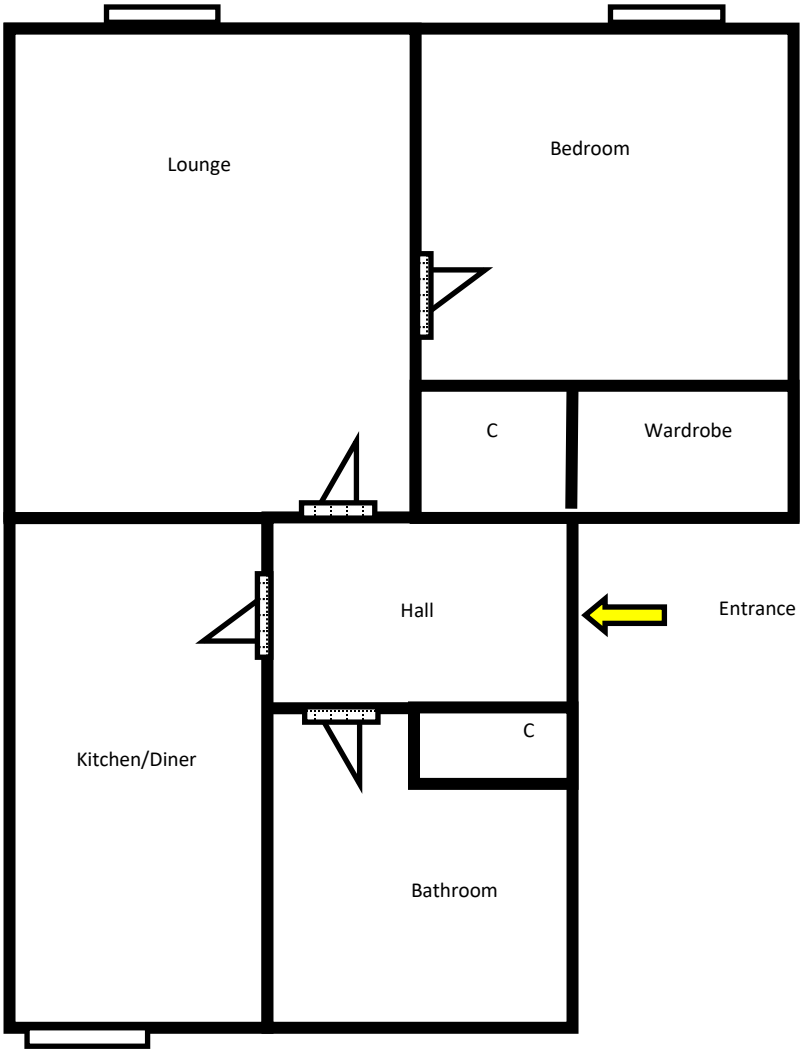
Bedroom - 2.51m x 2.56m

Window to front. Plain cornice. Roller blind. Curtains. Carpet. Built-in wardrobe with shelving and hanging rail.

Bathroom - 2.11m at widest x 1.69m

Partially tiled bathroom. Bath with electric Aqualisa shower over. Glass shower screen. WC. Wash hand basin with pedestal. Pendant light. Vinyl flooring.

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.