



WM SKELTON & CO



47 Roslin Crescent, Rothesay, Isle of Bute, PA20 9HT

Offers over £150,000

47 ROSLIN CRESCENT, ROTHESAY, ISLE OF BUTE, PA20 9HT

Situated in well sought after residential area, this spacious four-bedroom semi-detached home offers generous living accommodation ideal for families and those seeking a peaceful yet convenient location.

The property boasts well-proportioned rooms throughout, providing versatile living space with plenty of natural light. To the front, an exclusive private garden creates an attractive approach, while to the rear, the home truly excels with an exceptionally large garden perfect for outdoor entertaining, family activities, gardening enthusiasts.

Located just a short walk from a public park and leisure centre, the property is ideally positioned for an active lifestyle. The town centre and ferry terminal are approximately one mile away, offering convenient access to local shops, amenities, schools, and transport links.

This is a fantastic opportunity to acquire a substantial family home in a well-established and popular neighbourhood.

COMPRISES:

- Porch
- Lounge
- Kitchen
- Dining Room
- WC
- Shower room
- 4 bedrooms
- Exclusive front and rear garden with mains powered shed



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

Accommodation:

Porch - 1.05m x 3.88m

A welcoming entrance porch providing a practical and convenient space for everyday living. Ideal for hanging coats and storing shoes, this useful area helps keep the main living accommodation tidy.

Hall - 1.07m x 3.33m

An inviting hallway featuring a pendant light and attractive hardwood flooring, creating a warm first impression upon entering the home. This space provides access to the principal ground floor rooms.

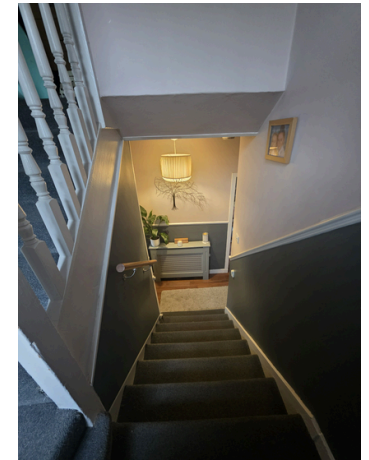
Lounge - 3.93m at widest x 4.50m

A spacious and inviting sunny room featuring double front-facing windows fitted with wooden venetian blinds, allowing for excellent natural light while maintaining privacy. A charming wood-burning stove serves as an attractive focal point, offering both warmth and character to the space. Finished with hardwood flooring, the lounge provides a comfortable and stylish setting for relaxing or entertaining.

Kitchen - 2.38m x 5.14m

A beautifully presented bright and contemporary kitchen, thoughtfully designed to combine style and practicality. The space is illuminated by sleek ceiling spotlights, creating a fresh and welcoming atmosphere throughout.

There is an excellent range of modern base and wall units providing ample storage, complemented by a contrast worktop and attractive tiled splashback. Integrated appliances include a double oven, induction hob with cooker hood over, offering both convenience and a streamlined finish.



Dining Room - 2.38m X 3m

A bright and spacious dining room overlooking the beautifully kept garden. The room benefits from double sliding doors, allowing an abundance of natural light to flow through while providing seamless access to adjoining living space or garden.

Stylish laminate flooring adds a contemporary touch and ensures easy maintenance, while modern grouped ceiling spotlights enhance the light and airy feel. A well-proportioned and versatile room perfectly suited to modern living.



WC - 2.25m 0.96m

A neatly presented ground floor WC, fitted with WC and contemporary wall-mounted wash hand basin. The space is finished with practical vinyl flooring, offering durability and ease of maintenance. A convenient addition to the home, ideal for guests and everyday use.

Bedroom 1 - 3.40m x 4.10m

A generously proportioned master bedroom positioned to the front of the property, offering a bright and airy feel. A large window to the front allows for plenty of natural light.



Bedroom 2 - 3.30m x 3.60m

A well-proportioned double bedroom situated to the rear of the property.

Bedroom 3 - 3.11m x 3.33m

Double bedroom positioned to the side of the property, enjoying delightful open views across the surrounding countryside. A window to the side elevation allows for plenty of natural light while making the most of the scenic rural outlook.



Bedroom 4 - 3.21m x 3.22m

A bright and generously sized double bedroom located on the ground floor, offering convenient and versatile accommodation. A large window to the front elevation allows for an abundance of natural light, creating a welcoming and airy atmosphere.

Shower Room - 2.33m x 1.68m

A stylish and contemporary shower room. The space features an impressive double walk-in shower, complete with a luxurious waterfall shower head and separate hand shower attachment.

The walls are mostly tiled, creating a sleek and low-maintenance finish, complemented by modern vinyl click flooring for added durability and practicality. A contemporary vanity unit with bowl sink and mixer tap provides useful storage. WC.



Garden

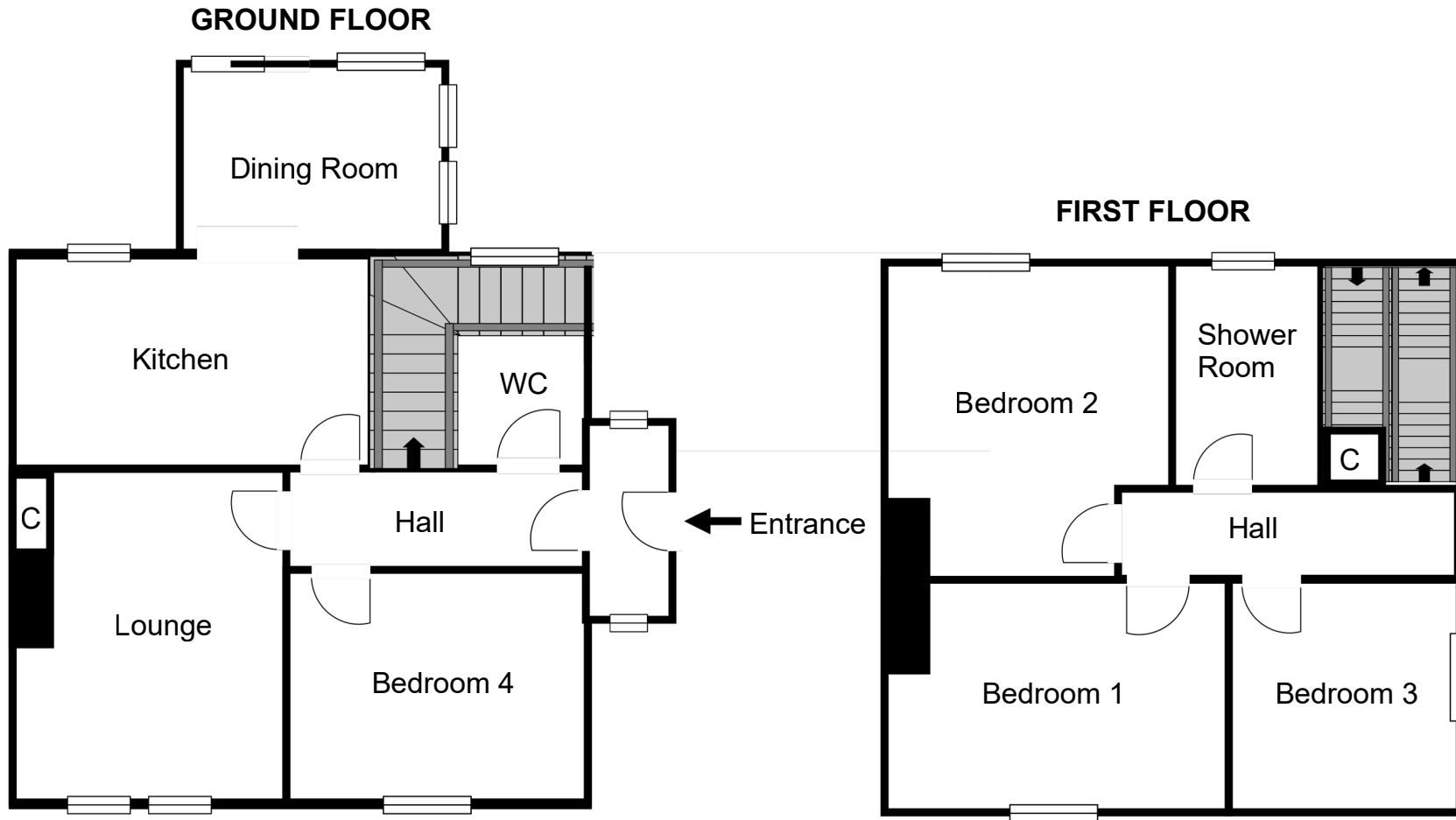
A generous and well-maintained rear garden, offering excellent outdoor space for relaxation and entertaining. The garden features an attractive cobbled area and a spacious patio, ideal for outdoor dining and social gatherings.

There is a well-kept lawn providing ample space for family activities, along with a designated drying green for everyday practicality. Gravelled flower beds add texture and visual interest, creating a low-maintenance yet appealing outdoor environment.

A garden shed offers useful external storage, completing this versatile and inviting outdoor space.



FLOOR PLAN - 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.