



WM SKELTON & CO



117 High Street, Rothesay, Isle of Bute, PA20 9BD
Offers over £105,000

117 HIGH STREET, ROTHESAY, ISLE OF BUTE, PA20 9BD

Presented in walk-in condition, this spacious three-bedroom home offers comfortable family living in a convenient location just a short walk from the town centre and close to the ferry terminal, making it ideal for commuters, first time buyers or those seeking easy access to local amenities.

The property benefits from generous accommodation throughout, with bright and well-maintained living spaces ready for immediate occupation. Outside, there is a private enclosed garden providing an excellent space for relaxing and entertaining which includes a shed, paved area and drying green.

Further features include shared off-road parking and an exclusive cellar with electricity.

COMPRISES:

- Lounge
- Kitchen
- 3 bedrooms
- Bathroom
- Exclusive garden to front
- Exclusive cellar with electricity
- Shared off-road parking
- Shared garden to rear



Ground Floor

Vestibule - 1.35m x 1.12m

The property is entered via a welcoming vestibule, complete with a useful storage cupboard, providing practical space for coats, shoes, and everyday household items.

Hall - 1.32m x 1.84m

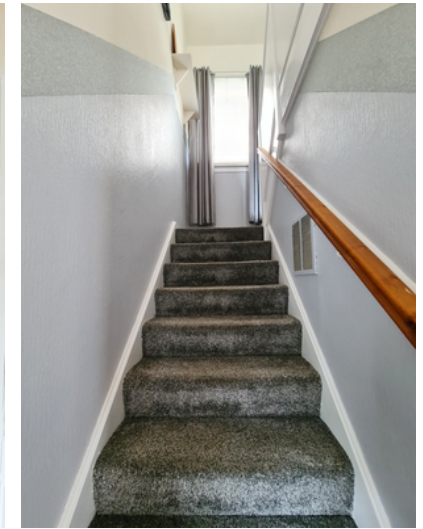
A bright and welcoming lower hallway creates an attractive first impression upon entering the home. Tastefully decorated in neutral tones, the hallway benefits from practical laminate flooring and provides access to the staircase leading to the upper level.

Lounge - 3.30m x 4.93m

Bright and spacious lounge with neutral décor, fitted carpet, and large patio doors providing direct access to the garden. A comfortable and versatile living space filled with natural light. Two storage cupboards (one housing electrics).

Kitchen - 2.67m x 3.96m

Bright and sunny kitchen with a range of base and wall units and contrast worktop. Stainless steel sink with drainer and mixer tap. The space is bright and functional, featuring a large window overlooking the front garden and an external door providing access to the shared rear garden. There is ample room for freestanding appliances, along with generous storage, making it ideal for everyday family living.



Upper Floor

Hall - 2.29m x 1.85m at widest

Bright upper hallway with modern carpeting, matching internal doors to all rooms, and loft access. Finished in neutral tones, providing access to the bedrooms and family bathroom.

Bedroom 1 - 3.79m x 2.68m

Generous double bedroom with fitted wardrobes, fitted carpet, and a large rear-facing window providing excellent natural light. A bright and comfortable principal bedroom with ample storage.



Bedroom 2 - 3.37m at widest x 2.36

Bright and spacious double bedroom with a large front-facing window, neutral décor and fitted carpet.



Bedroom 3 - 3.32m x 2.13m

A bright and well-presented bedroom enjoying a rear-facing outlook and an abundance of natural light from the large window. Built-in storage cupboard/wardrobe, maximises practicality.



Bathroom - 1.67m x 1.94m

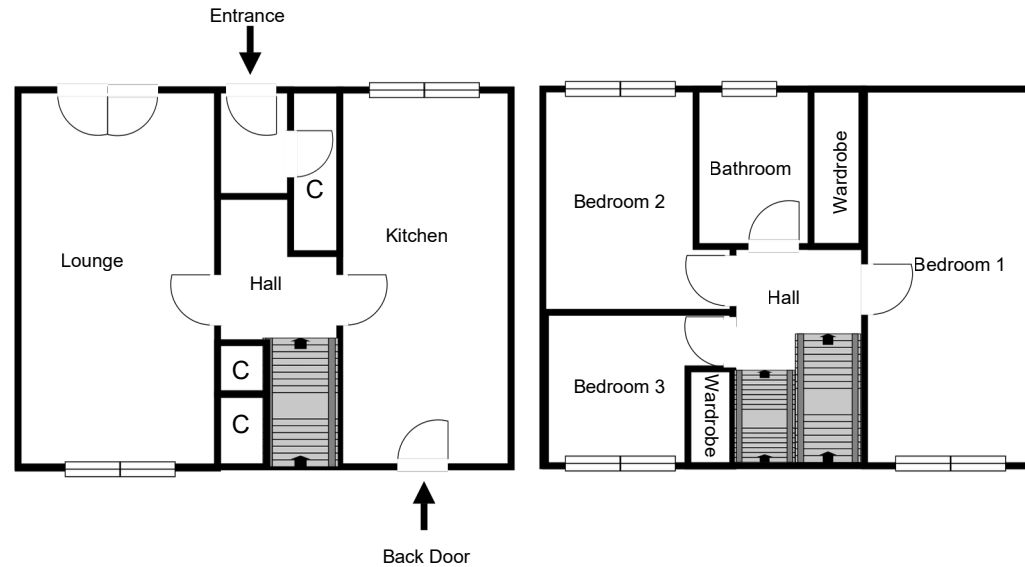
Contemporary family bathroom featuring a bath with shower over and glass screen, vanity wash hand basin, WC, and modern tiling throughout.

Garden

Enclosed, low-maintenance private garden featuring a generous patio, artificial lawn, timber garden shed, and secure gated access. An excellent outdoor space for relaxing, entertaining, and family enjoyment.



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.