



WM SKELTON & CO



Flat 1/2, 9 Chapelhill Road, Rothesay, Isle of Bute, PA20 0BJ
Offers over £65,000

FLAT 1/2, 9 CHAPELHILL ROAD, ROTHESAY, ISLE OF BUTE, PA20 0BJ

Situated in the heart of the town centre, this attractive one-bedroom first-floor flat offers an excellent opportunity to enjoy convenient town living with the added benefit of partial sea views.

Forming part of a characterful traditional stone-built property, the apartment enjoys an attractive period setting, complemented by established greenery.

The property is ideally positioned with nearby public parking and within easy reach of local shops, cafés, restaurants and everyday amenities, making it an appealing choice for those seeking a convenient coastal lifestyle, a permanent home or an investment opportunity.

COMPRISES:

- Lounge
- Dining kitchen
- Shower Room
- 1 double bedroom
- Shared drying green



Accommodation:

Hall - 3.37m x 1.84m at widest

Bright and spacious hall with large storage cupboard. Tiled flooring. Electricity switch board and gas meter.

Lounge - 3.95m x 3.40m

A welcoming and generously proportioned lounge, offering a comfortable and versatile living space with attractive wooden flooring and neutral décor throughout. The room benefits from a contemporary feature fireplace, adding a focal point and warmth to the accommodation.

A stylish modern light fitting enhances the space while the neutral colour scheme offers a blank canvas for personal styling and furnishings.

Kitchen - 3.39m x 2.33m

A practical and well-appointed kitchen, featuring a range of fitted wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

The kitchen is equipped with an electric cooker, washing machine, dishwasher, fridge/freezer and extractor hood, together with a stainless steel sink and drainer. The tiled flooring offers easy maintenance.



Bedroom - 3.19m x 3.62m

A generously proportioned double bedroom offering a comfortable and versatile living space, featuring attractive wooden flooring and elegant patterned wallpaper throughout.

The room benefits from excellent floor space, providing ample opportunity for a range of bedroom furnishings. A large cupboard housing the hot water boiler.

**Shower Room - 2.79m at widest x 1.33m**

Shower room, fitted with a contemporary shower enclosure, providing a dedicated walk-in shower area with a door.

The room features a white wash hand basin with chrome mixer taps, a WC and a heated towel rail. The walls are finished with blue and white tiled surrounds, complemented by tiled flooring.

A wall-mounted mirror cabinet provides useful storage, while the overhead lighting ensures a bright and functional space.

**Garden**

The property benefits from access to an attractive and generously proportioned shared garden, offering a wonderful outdoor space for relaxation and enjoyment.

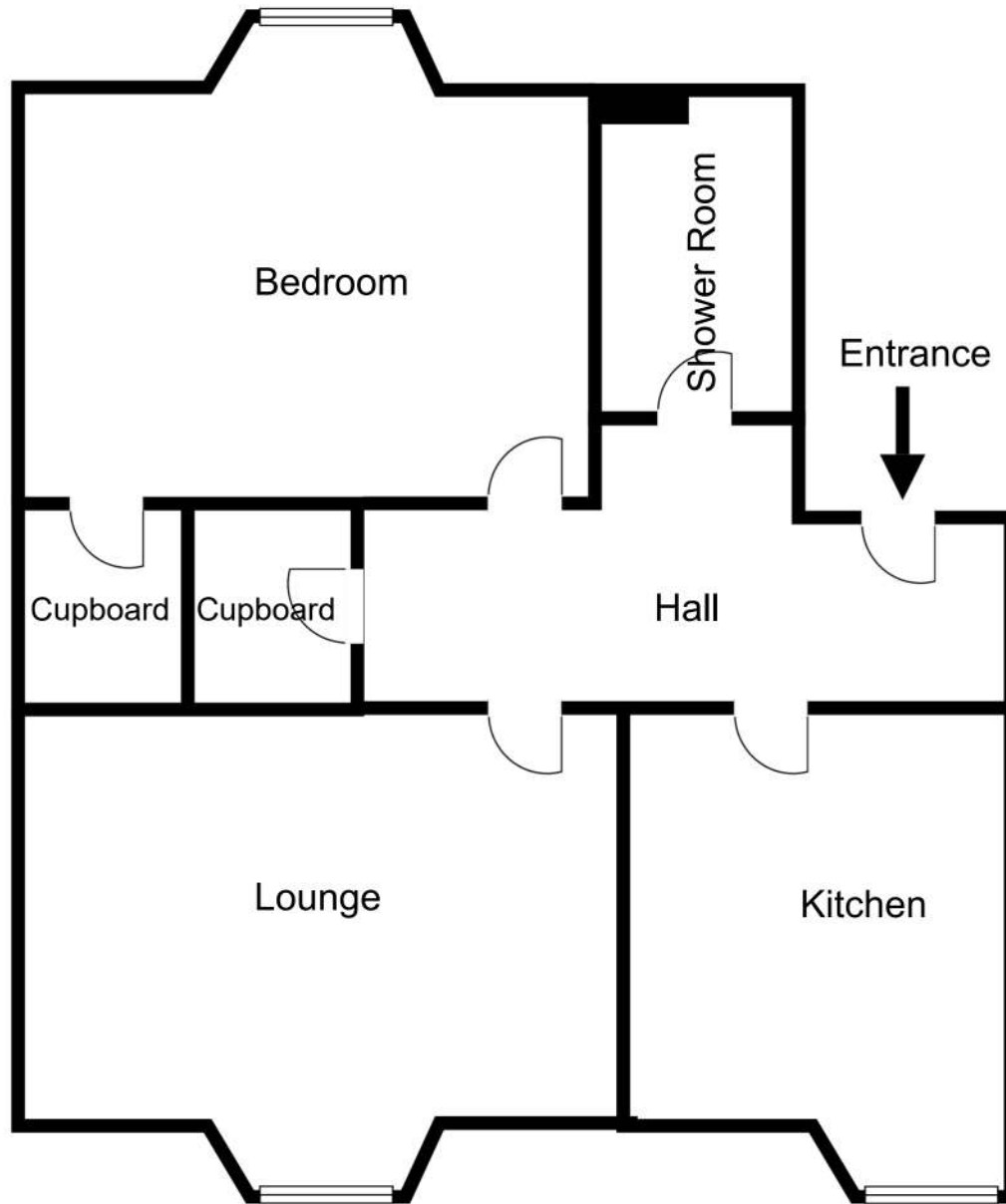
The communal grounds feature a well-maintained central drying green, surrounded by established hedging, mature trees and colourful planted borders, creating a pleasant and peaceful setting.

A spacious gravelled seating area provides an ideal space for enjoying the garden during warmer months.

A paved pathway provides access throughout the garden, while a brick built cellar offers useful outdoor storage.



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.