



# ARDENCRAIG HOUSE APARTMENTS

High Craigmores, Rothesay, Isle of Bute, PA20 9EP

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# HIGH CRAIGMORE

Rothesay, Isle of Bute, PA20 9EP

An outstandingly beautiful and historic island, Bute is situated at the heart of the Firth of Clyde, off Scotland's verdant west coast. The island possesses areas of great scenic beauty and has been a popular holiday destination since Victorian times. Due to its proximity to the Gulf Stream, the island enjoys a particularly mild climate and it has become known as the "Madeira of Scotland". The town has a population of approximately 5000 with an extensive range of amenities including primary and secondary schooling, shopping, a hospital, swimming pool, sports centre and golf course. Regular ferries (Caledonian MacBrayne) operate from Rothesay to Wemyss Bay (thirty-five mins) with Glasgow city centre and the international airport, generally, reached in about an hour from the ferry terminal. Wemyss Bay has a direct train link to the city centre. A second ferry from Rhubodach, in the north of the island, to Colintrave, allows easy access to Argyll and the West Highlands. The Isle of Bute also offers wonderful hill and coastal walks, golfing, sea fishing and trout fishing. Owing to the island's superb location in the Firth of Clyde, with Arran to the south and marinas at Troon, Gourock, Largs, Inverkip and Rhu on the mainland, Bute is an extremely popular sailing destination.

McEwan Fraser Legal is delighted to present to the market Ardenraig House Apartments, in a beautifully converted Georgian mansion divided into five extremely spacious and comfortable apartments tucked away in a beautiful spot in Rothesay overlooking the Firth of Clyde. The house stands in large gardens and are occasionally visited by the local deer and other wildlife. The apartments are fully serviced and presented to the new owner as a turnkey operation, which currently has a 5-star Trip Advisor rating. The apartments are fully equipped with everything you should need. You will really feel at home in them. Four have a stunning sea view across the Firth of Clyde to the Ayrshire coast and the fifth apartment, looks out over the gardens to the rear of Ardenraig House. This is a unique opportunity to purchase a substantial property and business that has been successfully trading with the current owners for a number of years during which they have totally refurbished the premises. It is an established family run business within Rothesay and benefits from first-class local trade as well the many visitors and tourists who visit the island on an annual basis and return time and again to stay in the apartments. The new owner(s) will have an opportunity to put their own mark on a business which offers great scope and potential growth.



# GLENCALLUM



## FLOOR PLAN



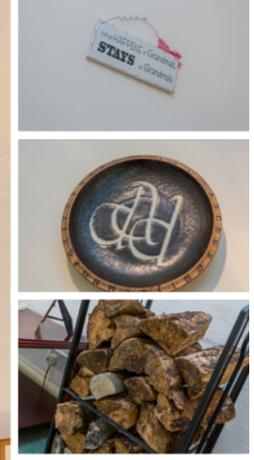
Approximate Dimensions  
(Taken from the widest point)

### GLENCALLUM

Lounge	6.70m (22') x 5.30m (17'5")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Master Bedroom	4.70m (15'5") x 4.20m (13'9")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")
Bathroom	2.90m (9'6") x 2.40m (7'10")



# KILBRIDE



Approximate Dimensions  
(Taken from the widest point)

KILBRIDE

Kitchen	2.90m (9'6") x 2.70m (8'10")
Lounge	5.60m (18'4") x 3.40m (11'2")
Utility	4.00m (13'1") x 2.10m (6'11")
Master Bedroom	4.10m (13'5") x 4.00m (13'1")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")
Study	2.20m (7'3") x 2.00m (6'7")
Bathroom	2.70m (8'10") x 2.00m (6'7")

FLOOR PLAN

# BARONE



## FLOOR PLAN

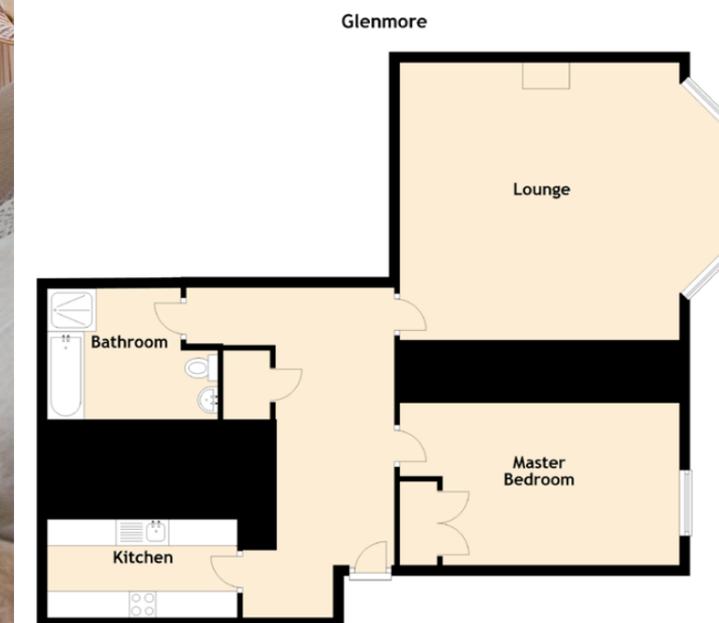


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.80m (22'4") x 5.70m (18'8")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Master Bedroom	5.30m (17'5") x 3.20m (10'6")
Bathroom	4.00m (13'1") x 1.90m (6'3")



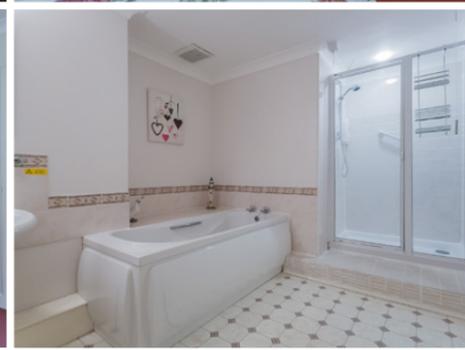
## FLOOR PLAN



Approximate Dimensions  
(Taken from the widest point)

Lounge	7.90m (25'11") x 5.30m (17'5")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Master Bedroom	5.30m (17'5") x 3.10m (10'2")
Bathroom	3.10m (10'2") x 2.50m (8'2")

# KINGAVEN

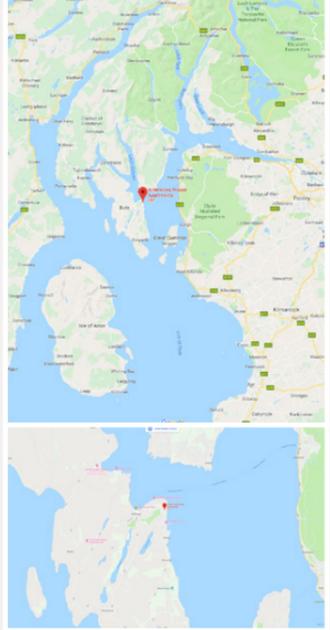


## FLOOR PLAN



Approximate Dimensions  
(Taken from the widest point)

Kitchen	3.80m (12'6") x 2.00m (6'7")
Lounge	5.30m (17'5") x 4.20m (13'9")
Master Bedroom	4.20m (13'9") x 3.70m (12'2")
Bathroom	3.80m (12'6") x 2.20m (7'3")



J D McMillan & Son

# PROPERTY LOCATION





# EXTERNAL VIEWS

  
Solicitors & Estate Agents

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