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ROTHESAY, ISLE OF BUTE, PA20 9DX



ISLE OF BUTE

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) under road equivalent tariff (RET) transporting cars from £11 one way. Glasgow city centre and the international airport, generally, can be reached in about an hour from the ferry terminal. Wemyss Bay has a direct train link to the city centre with the covered station being immediately adjacent to the ferry terminal. A second ferry from Rhubodach, in the north of the island, to Colintraive, 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.



1 ADELAIDE PLACE

We are delighted to offer for sale this spacious 3 bedroom, 2nd floor flat in an enviable position in this historic location. The position of the property does its best to maximise the panorama of the Firth of Clyde and would make a large holiday home, investment, ideal first time purchase or upgrade from smaller accommodation. The flat, which is within half a mile of the ferry terminal, has been designed to maximise the natural available light to create a pleasant ambience and the accommodation has been arranged to offer both flexibility and a high level of individuality.

On entering this property, you walk into a welcoming hallway. Immediately impressive lounge, with a bay window to the front aspect, flooding the room with natural light and providing outstanding views of the Clyde and beyond. Perfect for entertaining, the kitchen/diner includes a range of floor and wall mounted units with a complimentary worktop and offers ample space for a dining table for more informal entertaining. It further benefits from a freestanding gas cooker and space for a washing machine. Spectacular views of the surrounding seaside and village can be enjoyed from the large picture window to the rear aspect.

There are 2 well-proportioned bedrooms to the front with bay windows, which offers similar views to that of the lounge, which also has a bay window. The 3rd bedroom is to the rear of the property, which is also well proportioned and has a bay window. A modern bright, tiled bathroom, with a mixer shower over the bath, completes the impressive accommodation. The flat also benefits from electric heating and double glazing to the rear aspect for additional peace of mind and comfort.

Externally, there are very well-kept communal grounds, which incorporate a drying zone. Parking is readily available in the immediate vicinity.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.40m (14'5")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	4.60m (15'1") x 3.80m (12'6")
Bedroom 2	4.60m (15'1") x 3.60m (11'10")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 103m²

EPC Rating: D

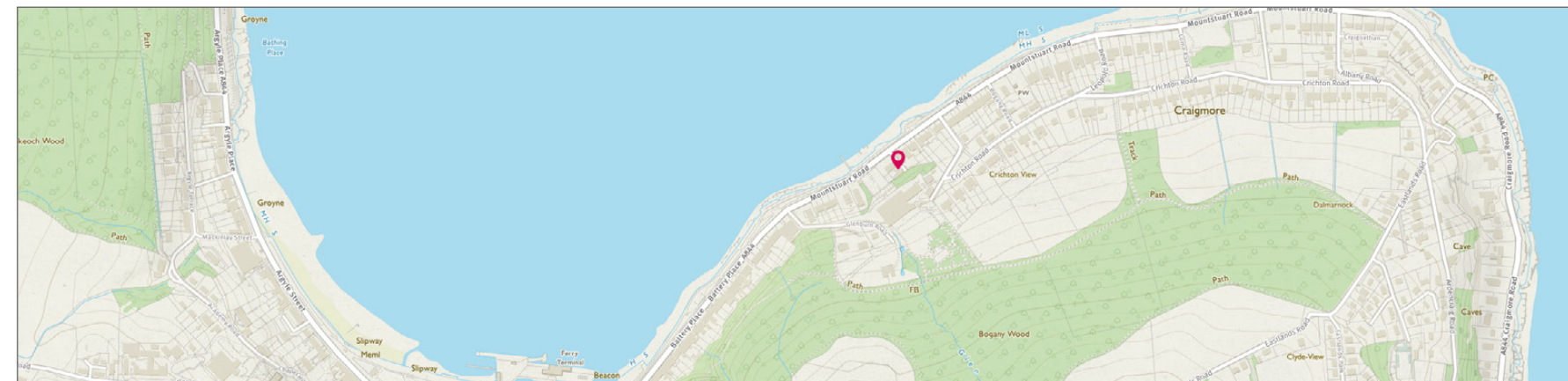


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