



Second Floor Flat
Glenfaulds, 10 Mountstuart Road, Rothesay, Isle of Bute
Fixed Price - £164,000

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Location & Description

Impressive and beautifully presented second floor flat within B Listed tenement building situated on the seafront and having spectacular uninterrupted sea views towards Loch Striven, Kyles of Bute and Rothesay Harbour. The property retains many original features to include intricate cornice detail, original windows, doors and deep skirting boards.

Accommodation; Spacious entrance hallway, truly magnificent bay window lounge with feature fireplace and living flame gas fire, cornice detail and stunning views. The dining kitchen is to the rear of the property and has a range of base and wall mounted units, 8 ring multi fuel master range, fridge/freezer and dishwasher, breakfast bar area and ample space for a dining table and chairs. Situated off the kitchen is a generously proportioned utility room with further units, sink and drainer, plumbing for a washing machine and tumble dryer.

Bedroom one is situated to the front and is quite simply breathtaking, there are three further double bedrooms, all of which have fitted mirrored wardrobes, bedroom two also having the benefit of a well presented en-suite bathroom. There is also a study/office situated to the front which could be utilised as a further single bedroom. Family bathroom comprising bath with power shower over, wash hand basin and WC, tiled floor and part tiled walls.

The property further benefits from partial double glazing, gas central heating, door entry system and shared drying green. The building is also factored.

Measurements

Lounge	4.896 x 7.995m	Bedroom Three	3.668 x 3.683m
Kitchen	3.741 x 5.272m	Bedroom Four	3.187 x 3.441m
Utility Room	2.192 x 4.047m	Bathroom	1.503 x 2.499m
Bedroom One	4.916 x 6.890m	Study/Office	1.844 x 3.356m
Bedroom Two	4.520 x 4.581m		
En-suite	2.261 x 2.375m		

Viewing by appointment only.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

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