

Flat 1, Parkview 74A Ardbeg Road

ROTHESAY, ISLE OF BUTE, PA20 0NN



*Spacious Four-Bedroom Flat, Newly
Upgraded in an Excellent Location*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this very spacious four-bedroom flat, set within an enviable position on one level. The position of the property does its best to maximise the panorama of the Firth of Clyde and would suit a variety of discerning purchasers. The flat, which is within a couple of miles 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. It has been recently upgraded and benefits from new flooring throughout, as well as a fully refurbished bathroom.

THE LOUNGE



On entering this property, you walk up a flight of stairs to the first floor, and into a welcoming hallway. Immediately impressive lounge, with a large 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 is newly fitted and includes a range of floor and wall-mounted units with a complementary worktop. It further benefits from an integrated cooker and space for a freestanding washing machine.

THE KITCHEN





The four bedrooms are all very generously sized and offer comfortable living spaces for relaxation and rest. A newly fitted bathroom, with an electric shower over the bath, completes the impressive accommodation.

The flat also benefits from central heating and double glazing for additional peace of mind and comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

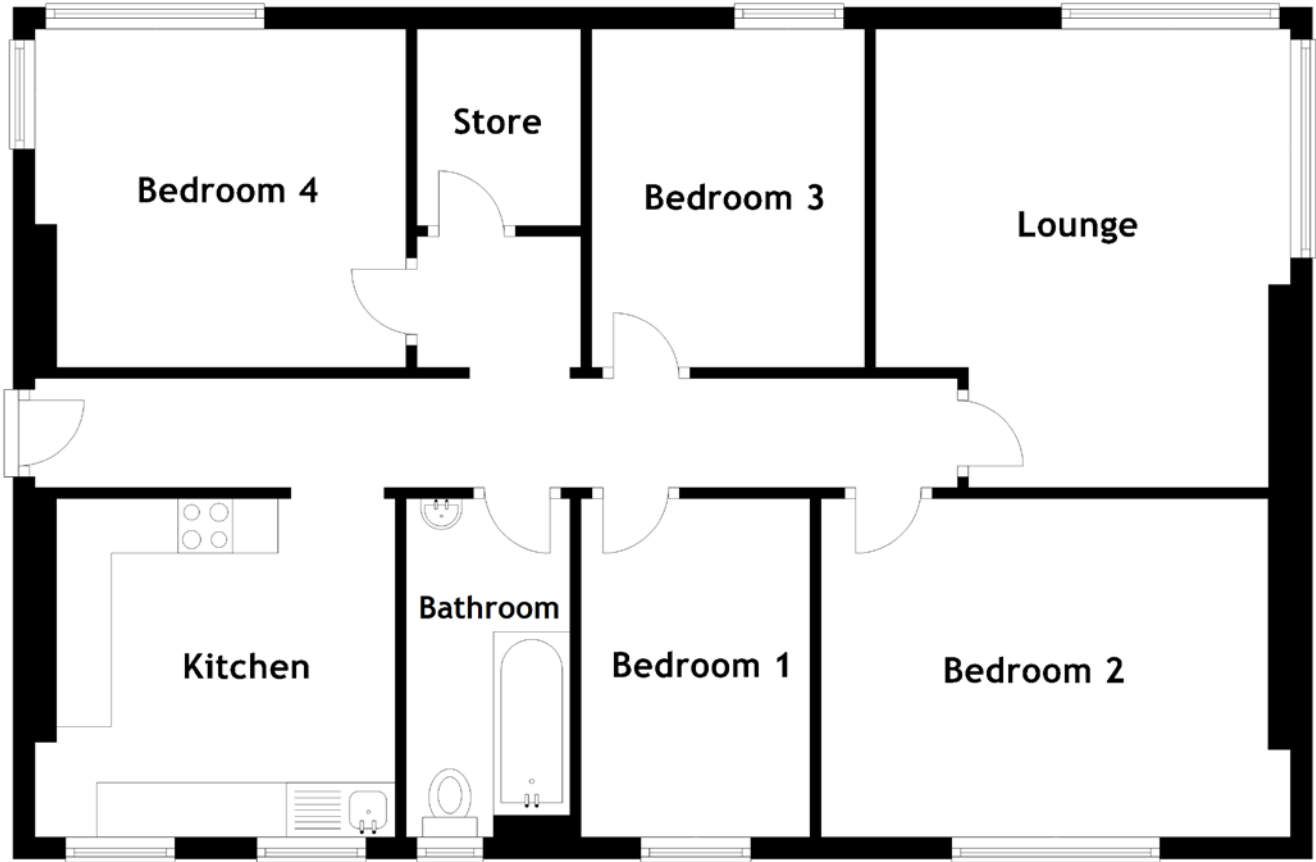


Externally, there are very well-kept communal grounds, which incorporate a drying zone and a personal storage facility. Parking is readily available in the immediate vicinity.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	3.10m (10'2") x 2.10m (6'11")
Bedroom 2	4.30m (14'1") x 3.10m (10'2")

Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")
Bathroom	3.10m (10'2") x 1.50m (4'11")
Store	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): 79m²
EPC Rating: C



THE LOCATION

Parkview is situated on the island of Bute in the west of Scotland. The property is located about 1.5 miles to the north of Rothesay which is the main capital town of the island of Bute. The house is in an excellent location close to the promontory, which is formed between Ardbeg and Port Bannatyne, the house is set on broadly level, generously proportioned and well-defined gardens. Rothesay has thriving shopping, leisure and educational facilities including a larger-sized Co-op. Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the northern side of Bute to Colintraive giving short crossing access to the mainland, Argyll and the West Highlands.





The two nearest airports are Glasgow and Prestwick, which are a circa 40 and 50-minute drive respectively in normal driving conditions from Wemyss Bay.

Rothesay has an 18-hole golf course enjoying outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural scenic beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights. The area is notable for its sailing on the famous Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintraive to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, sheltered moorings, chandlery and boating services in Rothesay and Port Bannatyne.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.