



CLIFF

COTTAGE

Cliff Cottage, Arden Craig Road, Rothesay, Isle of Bute, Argyll

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# Cliff Cottage

Ardencraig Road, Rothesay, Isle of Bute, Argyll, PA20 9LA

Wemyss Bay (via ferry) 35 minutes, Wemyss Bay to Glasgow Airport 24 miles,  
Wemyss Bay to Glasgow City Centre 32 miles

A handsome detached period home in an elevated position with spectacular views over the Firth of Clyde towards the Ayrshire coast.

## Cliff Cottage

### Ground Floor:

Outer storm doors, entrance vestibule, main front door, entrance hallway, formal sitting room, home office/music room, wc, additional sitting room, bespoke kitchen come dining room, French doors to rear gardens, utility room, drying room.

### Second Floor:

Via a carpeted staircase to half landing, first floor, bedroom 1 with window to rear gardens, bedroom 2 (master) bespoke fitted wardrobe space, contemporary en-suite shower room. Bedroom 3, en-suite shower room. Shelved linen cupboard with access into fully lined attic space, contemporary family bathroom.

## The Cottage

### Ground floor:

Main door to sitting room come bedroom, en-suite shower room, walk in wardrobe space, uninterrupted seascape views.

## Former Stables/Tack Room

### Ground Floor:

Main door, block paved flooring, currently set up as a home gym, completed in white painted harled finish all under a dark grey slated roof, attached timber and corrugated steel sheet structure which houses general garden machinery.

## Gardens:

Via twin stone piers and wrought iron gates to private block paved driveway leading to the foot of the property, plenty of vehicle turn in and hard standing, block paving extends around either side of the property and is flanked by well tended mature and level lawn with mature trees and shrubs at the fringes. The block paving extends beyond the property to the extreme rear gardens where there is further access via stone piers and wrought iron gates to a shared gravel lane. Rear gardens are mainly to lawn with a gentle incline, flanked by well tended flower beds. The grounds are extremely well maintained and presented and are bound by mature hedging, trees and bushes at the borders, in which the property and grounds are privatised from neighbours.

Grounds extend to circa 0.663 acres

## Situation

Cliff Cottage is a handsome detached period home and from its elevated vantage point enjoys views across the Firth of Clyde where there is always the coming and going of pleasure boats and sailing yachts as they venture through the world famous Kyles of Bute.

Rothesay has thriving shopping, leisure and educational facilities including a larger sized Co-op. Caledonian MacBrayne operates a frequent ferry service to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhudodach on the north of Bute to Colintrave giving access to Argyll and the West Highlands.

The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 50 minutes' drive respectively from Wemyss Bay.

## Leisure

Rothesay has an 18 hole golf course, from most of which there are outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural 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.

## Sailing

The area is renowned for its sailing on the Kyles of Bute, which is a National Scenic Area. Tighnabraich and Colintrave to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, chandlery services and sheltered moorings in Rothesay and Port Bannatyne.



## Description

Cliff Cottage is of exposed natural stone construction under a slated roof. The accommodation is brimming with character and charm and the principal accommodation is laid out over two light and bright and easily managed levels. Cliff Cottage has secondary accommodation offered by the cottage which sits to the north of the main property; the cottage is a detached stone built structure under a slated roof and which provides excellent family and guest overspill accommodation.

Further to the rear is the former stables and tack room of painted harled finish under a slated roof and which also offers scope for business from home space, crafts or hobbies, or as an income producing self-catering, holiday letting property.

### Cliff Cottage

Outer storm doors to entrance vestibule, main front door to entrance hallway, hardwood flooring throughout, formal sitting room with log burner and bay window formation showcasing uninterrupted views due east, home office/music room with 1 window overlooking rear gardens, wc, under stair storage cupboard, additional sitting room with gas fired wood burning stove, bay window formation again with uninterrupted seascape views over the Firth of Clyde, generous bespoke kitchen come dining room, velux window, French doors to rear gardens, utility room, drying room.

From the entrance hallway via a carpeted wooden staircase to half landing, 2 x windows overlooking rear gardens, half landing to first floor, bedroom 1 window to rear gardens, original fireplace. Bedroom 2 (master) bespoke fitted wardrobe space, contemporary en-suite shower room, bay window formation again with uninterrupted and elevated seascape views. Bedroom 3 with 3 windows to front, en-suite shower room. Shelved linen cupboard with access into fully lined attic space, contemporary family bathroom.

### Services

Mains water, mains drainage, gas central heating, double glazed throughout.

### The Cottage

Main door to sitting room come bedroom, en-suite shower room, walk in wardrobe space, partial seascape views.

### Services

Mains water, mains drainage, electric heating, double glazed.

### Former Stables/Tack Room

Main door, block paved flooring, currently set up as a home gym, completed in white painted harled finish all under a dark grey slated roof, attached timber and corrugated steel sheet structure which houses general garden machinery.

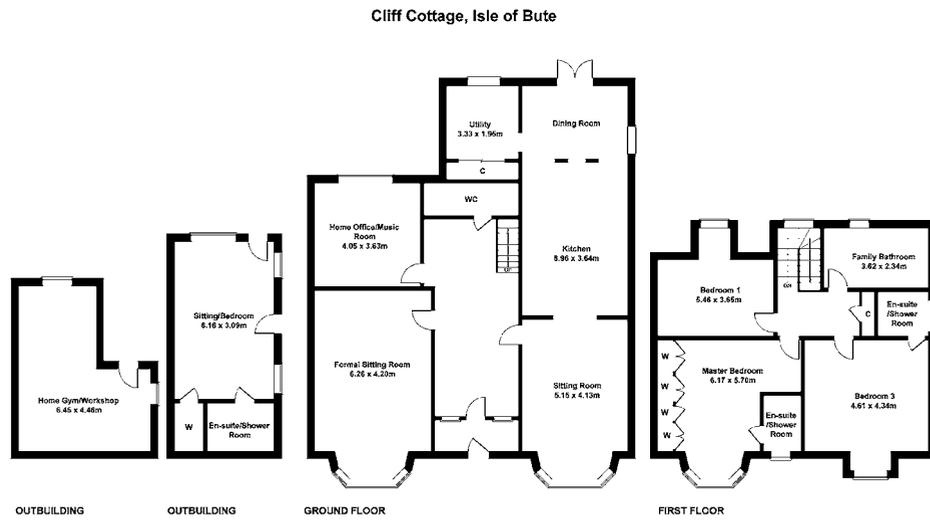
### Gardens

Via twin stone piers and wrought iron gates to private block paved driveway leading to the foot of the property, plenty of vehicle turning and hard standing. Block paving extends around either side of the property and is flanked by well tended, mature and level lawn with mature trees and shrubs at the fringes. The block paving extends beyond the property to the extreme rear gardens where there is further access via stone piers and wrought iron gates to a shared gravel lane. Rear gardens are mainly to lawn with a gentle incline, flanked by well tended flower beds. The grounds are extremely well maintained and presented and are bound by mature hedging, trees and bushes at the borders, in which the property and grounds are privatised from neighbours.



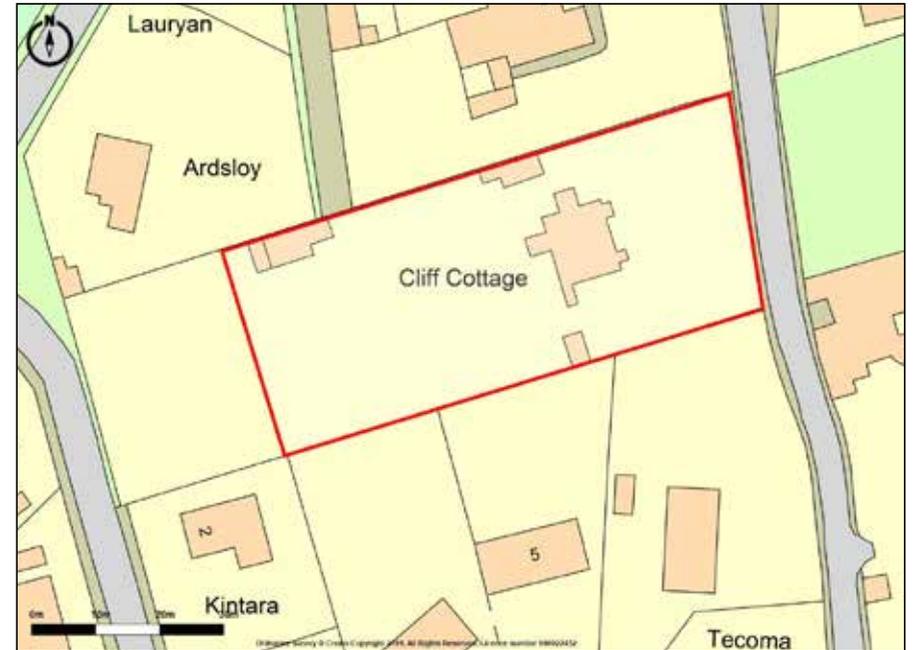


## Floorplan and Site Location



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



## Local Authorities

Argyll and Bute Council

Tel: 01546 605522

Note: The services have not been checked by the selling agents.

## Council Tax

Cliff Cottage is in Council Tax band G and the amount payable for the period 2019/2020 is £3,303.53 including water and drainage.

## EPC

EPC rating D.

## Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

## Possession

Vacant possession will be given on completion.

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

## Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



## Travel Directions

From Glasgow, travel west on the M8 to Greenock, and then continue on the A78 to Wemyss Bay. Take the Caledonian MacBrayne ferry to Rothesay (35 minutes). On leaving the ferry at Rothesay, drive south along the A844 and, beyond the pier at Craigmare turn second right into Albany Road and continue into Crichton Road which leads into Arden Craig Road, Cliff Cottage is on the right hand side.

## Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.  
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

## IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken March 2019.

## MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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