



95 Ardbeg Road, Ardbeg, Rothelary, Isle of Bute, Argyll & Bute

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# 95 Ardbeg Road

Ardbeg, Rothesay, Isle of Bute,  
Argyll & Bute, PA20 0NW

Rothesay 1.5 miles Wemyss Bay (via ferry) circa 35 minutes, Wemyss Bay to Glasgow Airport 24 miles, Wemyss Bay to Glasgow City Centre 32 miles.

A detached period house in the ribbon settlement of Arbeg close to the town of Rothesay on the island of Bute

## Ground Floor

Entrance vestibule, entrance reception hall, under stairs store, cloaks/wc, sitting room, dining room, home office/study, cupboard with boiler room off, galley style kitchen, ground floor bedroom 1.

## First Floor

Staircase to upper level, upper hallway bath and shower room, bedroom 2, second home office/study/possible box bedroom, bedroom 3 and bedroom 4.

## Gardens

Painted stone and coping stone topped front wall with gate piers and pedestrian gate, twin leaf steel gates to driveway. Front gardens mainly to grass and driveway fringed with mixed shrubs and bush plants. Ample vehicle hardstanding leading to rear, gravel terrace, further grass and wilded rear gardens with buddleia, rhododendrons and some mature trees.

## Outbuildings

Attached Garden shed/general purpose store, garden equipment store, fitted workshop and store. Detached timber constructed garage with twin leaf doors.



About 0.344 acres

## Situation

95 Ardbeg Road is situated on the island of Bute on the west of Scotland. The property is located about 1.5 miles to the north of Rothesay in the ribbon settlement of Ardbeg which is just before Port Bannatyne.

Being on an island means that one is never too far from the coast and 95 Ardbeg Road is no different, being only 200 metres from the foreshore. The house is set on mainly level gardens which are currently wilded to the extreme rear.

Rothesay town, the island capital of Bute is 1.5 miles to the south, it has thriving shopping, leisure and educational facilities including a larger sized Co-op. Caledonian MacBrayne operate 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 minutes' drive respectively in normal driving conditions from Wemyss Bay.

## Leisure

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 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 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 immediately on the doorstep at Port Bannatyne and Rothesay.



## Description

95 Ardbeg Road is a traditional detached period home which is set in generous gardens and grounds. 95 Ardbeg Road was at one time an upper and lower conversion, in the present ownership it has been reinstated as a single home. Internally, there is good use of laminate flooring, and many of the original period features have been retained. Externally, the house is of painted stone to front and rear elevations and to exposed stone at the side elevations. The house is under a new slated roof as are the former outhouses at the rear.

### Ground Floor

Twin leaf outer storm doors with glazed fanlight above, entrance vestibule, glazed door to entrance reception hall, under stairs store, wet wall finished cloaks/wc, sitting room with period bay window formation, Edinburgh press with electrical switchgear, gas fired, coal burning living flame effect fire set in carved timber fireplace and mantlepiece, formal dining room with Edinburgh press, home office/study, cupboard with boiler room off, well equipped galley style kitchen with high level window lights and door to rear gardens, ground floor bedroom 1.



### First Floor

Staircase leading to the upper level, upper hallway leading to contemporary and refitted bath and shower room with complimentary coloured ceramics, bedroom 2 with decorative Victorian fireplace with tiled slips, Edinburgh press, second home office/study/possible box bedroom, bedroom 3 with bay window formation, bedroom 4 with shelved Edinburgh press.

### Outbuildings

Attached Garden shed or general-purpose store, garden equipment store, fitted workshop and store. Detached timber constructed garage with twin leaf doors.

### Gardens & Grounds

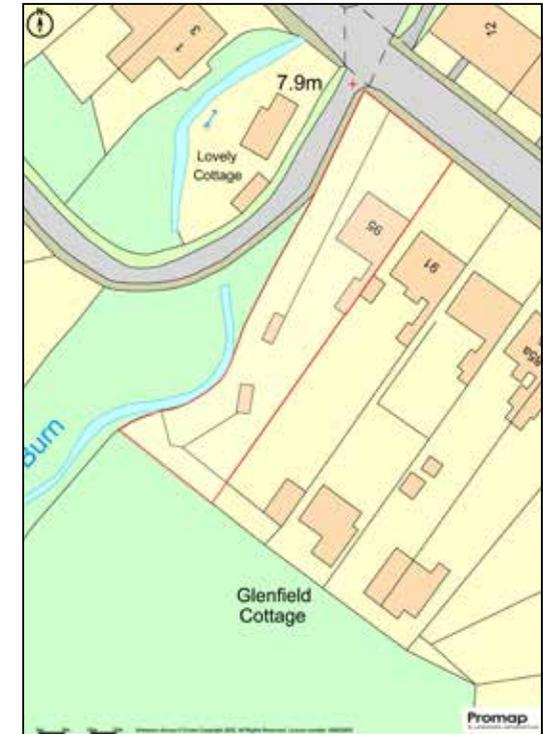
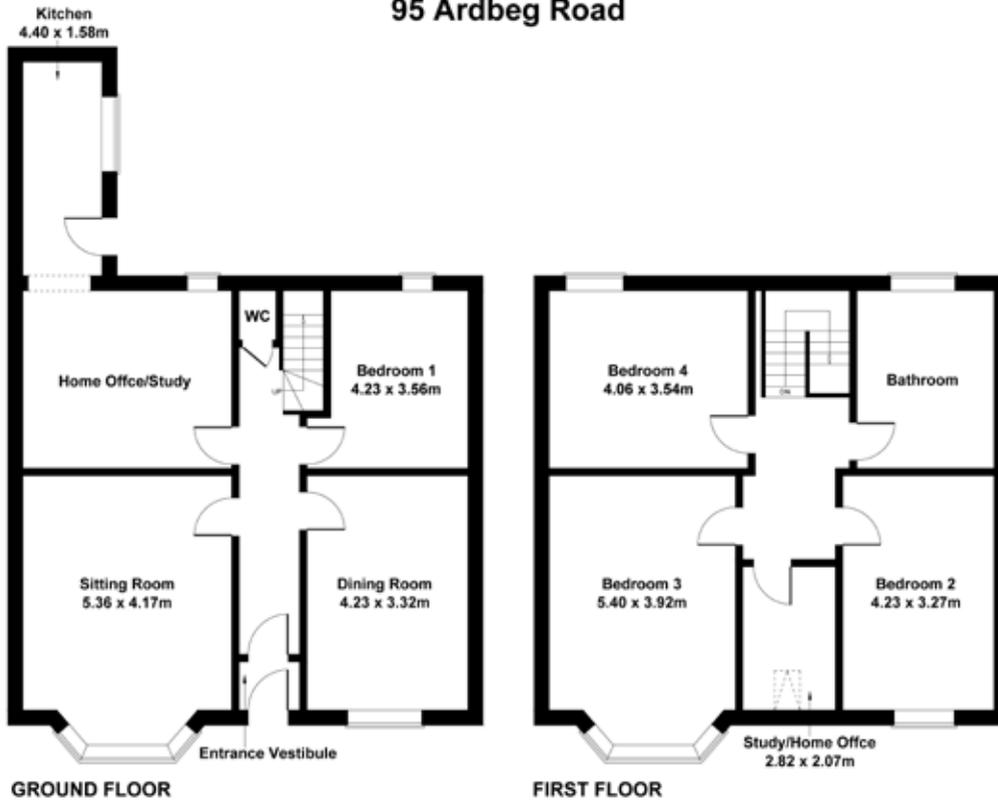
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# Floorplan and Site Location

## 95 Ardbeg Road



**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.



## Local Authorities

Argyll and Bute Council  
Tel: 0843 1162344.

## Services

Mains water supply, mains drainage, mains gas, gas central heating, double glazing, traditional sash and case to front elevation and UPVC to rear, electric trace underfloor heating to bathroom.

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

## Council Tax

95 Ardbeg Road is in Band E and the amount of council tax payable for 2022/2023 is £2435.71

## EPC

EPC rating E.

## 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 circa (35 minutes). On arrival at Rothesay, disembark then turn right onto the A844 proceeding along the coast in a northerly direction for about 1.5 miles to find 95 Ardbeg Road on the left 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.

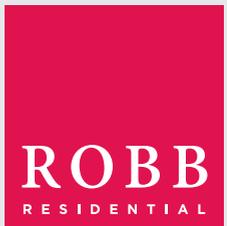
## IMPORTANT NOTICE

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 June 2022

## 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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