

Attic Flat, 17 Victoria Place, High Road, Port Bannatyne, Isle of Bute, PA20 0LH

OFFERS OVER £50,000

A fully furnished cosy attic flat located in the popular village of Port Bannatyne.

Beautiful sea and hill views to front over Kames Bay and woodland to rear. Bus services on the doorstep. Ideal holiday or permanent home. Village Post Office/Café, Pub and Marina nearby.

Gas Central Heating. Double Glazing.

The accessible Isle of Bute in the Firth of Clyde has two car ferry services: Rothesay to Wemyss Bay (with train to Glasgow) and Rhubodach to Colintraive. Joint Campus for pre-school to college (part of University of Highlands and Islands), local hospital, cinema, marina and pontoons, three golf courses, leisure pool, West Island Way for walkers, horse riding and fishing. Businesses, bars, art galleries, shops, cafés and restaurants.

Wm. Skelton & Co

Castle Chambers

49 High Street

Rothesay

Isle of Bute

PA20 9DB

Tel: 01700 505551

Email: estateagency@wmskelton.co.uk

www.wmskelton.co.uk

Hall, Lounge, Dining Kitchen, Shower Room, One Bedroom, Bathroom.

Shared garden to front and rear

EPC Rating: D Council Tax Band: A

Zoopla.co.uk
Smarter property search



rightmove

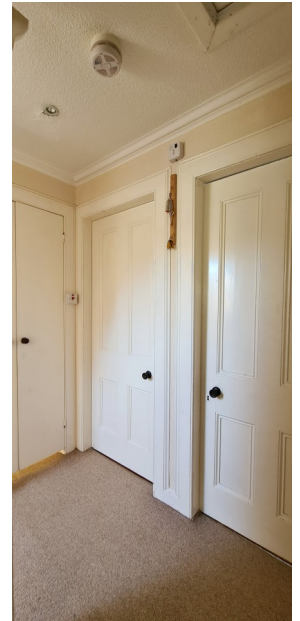
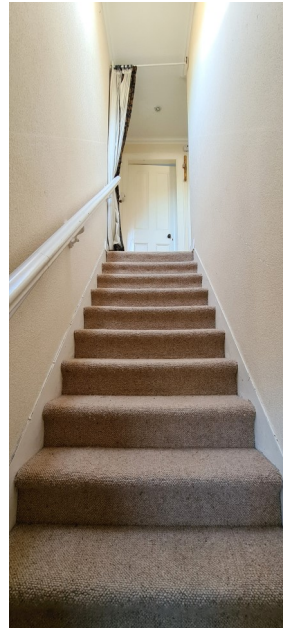
Accommodation



A lovely entrance accessed from pathway to side and round the back through the shared rear garden and up the stairs.

Hallway - 2.13m x 1.04m

Plain cornice. Spotlight. Loft hatch. Matching doors . Carpet.
Cupboard - 0.60m x 1.08m with shelf and hanging rail.



Lounge - 3.62m at widest x 4.95m at widest

Plain cornice. Spotlight. Bay window with spectacular sea views and ever changing scenery. Roller blinds. Carpet.



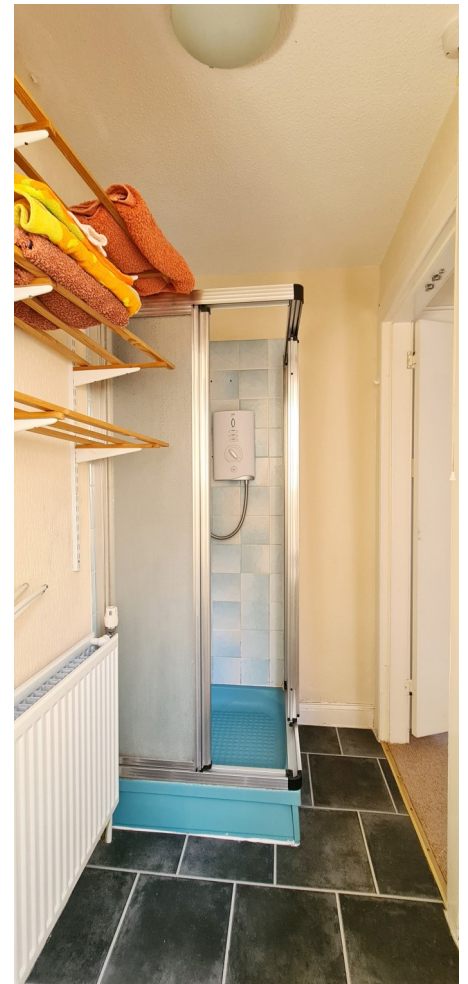
Kitchen/Diner - 3.73m at widest x 3.69m at widest

Well designed dining kitchen with double glazed bay window looking over the gardens to the rear and also back towards Kames Bay to the Marina. Spotlights. Range of base and wall units. Contrast worktop. Tile splashback. Stainless sink and drainer with pillar taps. Gas hob. Cooker hood. Electric oven (not in working order). Potteron boiler. Fridge. Freezer. Carpet and laminate flooring.



Shower Room - 3.19m x 1.18m

Double doors lead from hallway. Flush ceiling light. Shower cubicle with tiled walls and Mira electric shower. Wall shelves. Mirrored bathroom wall cabinet. Sink and Pedestal with pillar taps. WC. Velux window. Vinyl flooring.



Bedroom - 2.62m x 2.27m

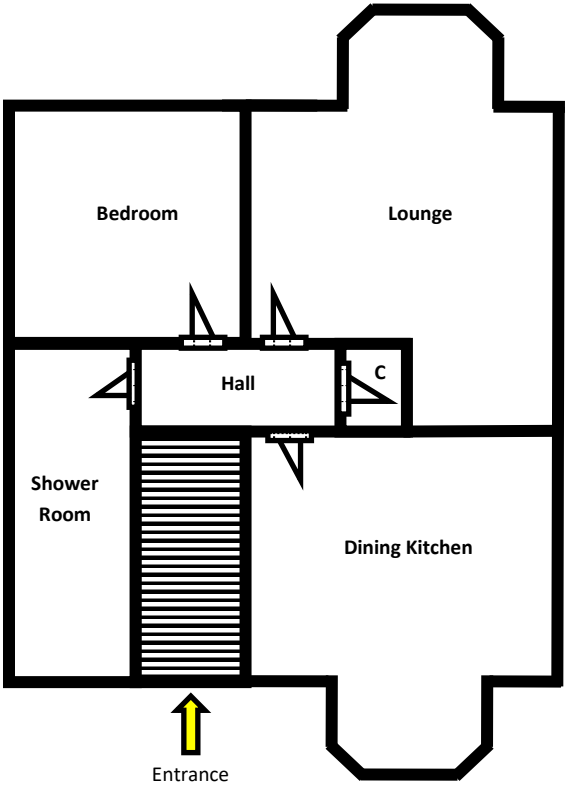
Double bedroom. Velux window with blind. Spotlight. Carpet

Garden

A well maintained shared garden to front and rear with amazing views and plenty of space for relaxing.



Floor Plan for Guidance Only - Not to Scale



Please note that these particulars are prepared by us on the basis of information provided to us by our clients. We have not tested the systems or appliances or any central heating system or moveable items within the property. Prospective purchasers should make their own enquiries. No warranty is given. All fixtures and fittings mentioned in this schedule are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that the seller is not in the business of selling second-hand goods. If there is any matter within this schedule which you wish to be clarified, please contact our office for further information.