



**WM SKELTON & CO**



**Pier Cottages, Kilchattan Bay, Isle of Bute, PA20 9NW**

**Offers in the region of £380,000**

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## PIER COTTAGES, KILCHATTAN BAY, ISLE OF BUTE, PA20 9NW

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An extraordinarily rare opportunity to acquire a private pier with associated coastal dwellings in one of the island's most evocative and historically significant settings. Offering direct access to the water, the pier is ideal for private moorings, fishing, or simply enjoying the tranquillity of life on the shoreline. Subject to the appropriate local authority consents, the existing cottages offer remarkable potential to be reimagined as a single, luxury family residence. Equally, the properties present excellent scope for use as high-quality holiday accommodation, providing the opportunity to generate a strong future income stream, if desired. The setting is nothing short of exceptional. The village faces east across the Firth of Clyde toward the mainland, capturing beautiful morning light and ever-changing seascapes. To the north, a sheltered sandy bay known locally as the "Wee Bay" sweeps gently along the coastline, while to the south the West Island Way begins, tracing a dramatic rocky shore past the lighthouse that marks the southern tip of the island. Rich in history, the pier welcomed Her Majesty Queen Elizabeth II in 1957, when she landed from the Royal Yacht *Britannia* during her visit to the island. In earlier years, one of the cottages operated as a tearoom, reflecting the area's long-standing appeal as a destination of charm and character. Today, the village benefits from a tearoom and Post Office, with the popular Kingarth Hotel located a short distance away. This is a once-in-a-lifetime opportunity to secure a truly distinctive coastal estate, combining privacy, heritage, lifestyle, and future income potential in a setting of outstanding natural beauty.

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### COMPRISES:

- Two Cottages of the same dimensions and layout comprising a lounge/kitchen, hall, bathroom and bedroom
- Private pier
- Exclusive garden
- Off-road parking



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB

Tel: 01700 505551 - Email: [estateagency@wmskelton.co.uk](mailto:estateagency@wmskelton.co.uk) - Website: [www.wmskelton.co.uk](http://www.wmskelton.co.uk)

## PIER COTTAGE 1

### Accommodation:

#### Hall - 5.51m x 0.90m

A bright and welcoming hall featuring matching white-painted doors to all rooms. Windows to the side enjoy open views across the pier and out to sea, filling the space with natural light and reinforcing the strong connection to the coastal setting. The hall features durable laminate flooring, loft access, and an inset cupboard neatly concealing the electrical installations.

#### Lounge/Kitchen - 3.35m x 3.58m + 2.35m x 2.27m

The lounge/kitchen is a bright and inviting space with two front-facing windows enjoying uninterrupted, direct views across the sea. A further side window enhances the coastal outlook and allows natural light to flood the room. Finished with laminate flooring throughout, the kitchen area is fitted with a range of base and wall units with contrasting worktops, incorporating a stainless-steel sink with drainer and mixer tap. There is a newly installed electric oven and hob, complemented by a stainless-steel cooker hood above.

#### Bathroom - 2.37m x 1.97m

The bathroom enjoys a side-facing window with open views out to sea. It is fitted with a bath with electric Mira Sport shower over, WC and wash hand basin, complemented by a ladder-style heated towel radiator and laminate flooring. Shelved cupboard houses water tank.

#### Bedroom - 3.37m at widest x 3.36m at widest

A double bedroom positioned to the rear of the property, featuring windows overlooking the garden. Laminate flooring.





## PIER COTTAGE 2

### Accommodation:

#### Hall - 5.51m x 0.90m

A bright and welcoming hall featuring matching white-painted doors to all rooms. Windows to the side enjoy open views across the pier and out to sea, filling the space with natural light and reinforcing the strong connection to the coastal setting. The hall features durable laminate flooring, loft access, and an inset cupboard neatly concealing the electrical installations.

#### Lounge/Kitchen - 3.35m x 3.58m + 2.35m x 2.27m

The lounge/kitchen is a bright and inviting space with two front-facing windows enjoying uninterrupted, direct views across the sea. A further side window enhances the coastal outlook and allows natural light to flood the room. Finished with laminate flooring throughout, the kitchen area is fitted with a range of base and wall units with contrasting worktops, incorporating a stainless-steel sink with drainer and mixer tap. There is an electric oven and hob, complemented by a stainless-steel cooker hood above.

#### Bathroom - 2.37m x 1.97m

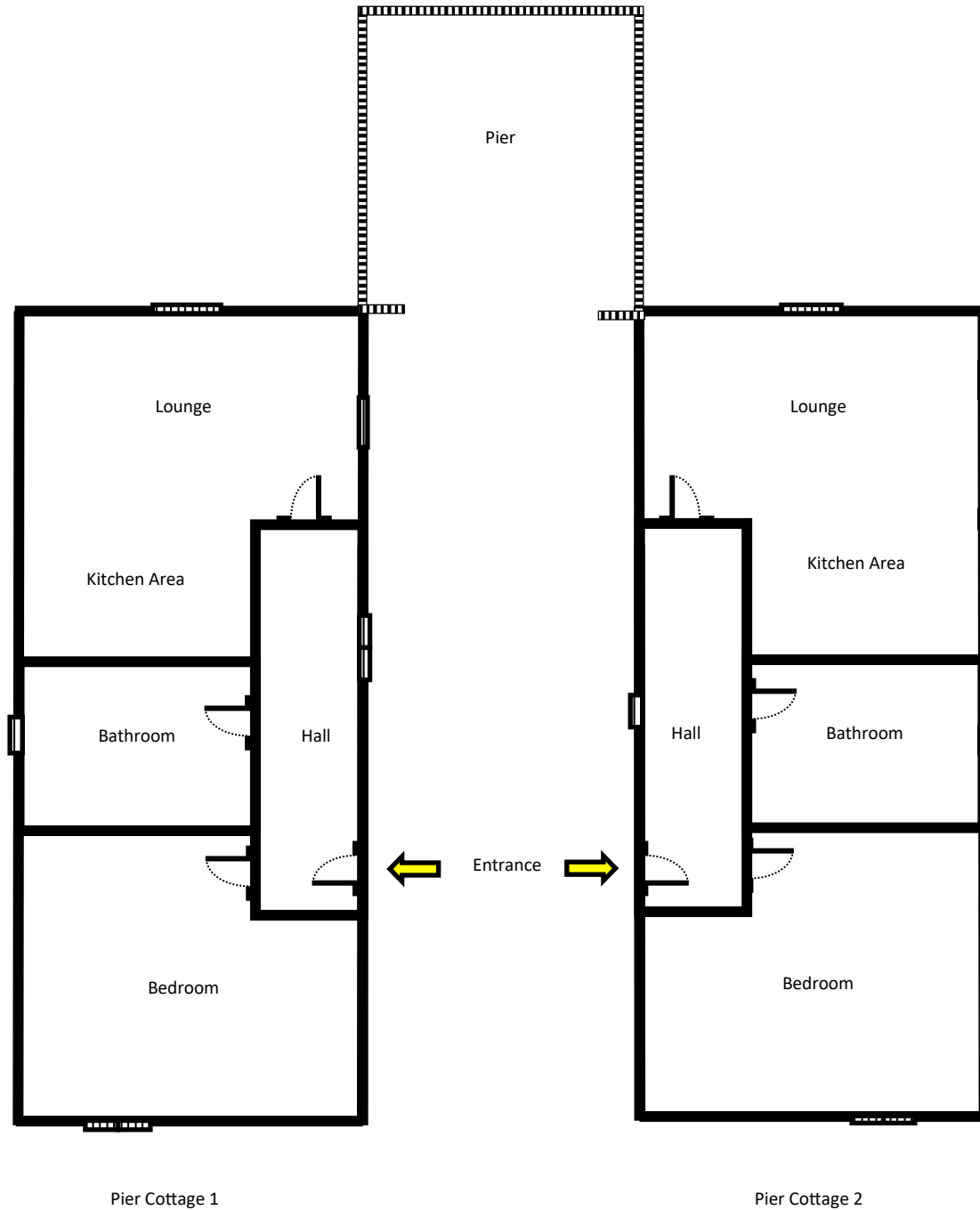
The bathroom enjoys a side-facing window with open views out to sea. It is fitted with a bath with electric shower over, WC and wash hand basin, complemented by a ladder-style heated towel radiator and laminate flooring. Shelved cupboard houses water tank.

#### Bedroom - 3.37m at widest x 3.36m at widest

A double bedroom positioned to the rear of the property, featuring windows overlooking the garden. Laminate flooring.



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.