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The White Cottage, Kilchattan Bay, Isle of Bute, PA20 9NJ

Offers over £325,000

THE WHITE COTTAGE, KILCHATTAN BAY, ISLE OF BUTE, PA20 9NJ

A rare opportunity to acquire a beautifully presented property enjoying beautiful sea views and comprising two charming cottages, thoughtfully connected by a bright and welcoming sun room, occupying a generous plot in the delightful seafront village of Kilchattan Bay. Recently renovated and presented in excellent walk-in condition, the property offers flexible accommodation that could suit a variety of buyers. The accommodation provides three bedrooms in total, together with two newly fitted shower rooms, and has been carefully updated to offer comfortable modern living while retaining the charm associated with traditional cottage properties. Further benefits include a new boiler, radiators, immerser, and the installation of solar panels providing peace of mind for the new owner. The sun room is a particularly attractive feature, providing a bright connection between the two cottages. Outside, the property occupies a generous and beautifully established plot, with a substantial private garden featuring a large lawn, mature trees, shrubs and established planting. The property also benefits from off-road parking, an especially valuable feature, together with convenient parking on the road immediately outside. Everyday amenities are conveniently nearby, including the village Post Office and café, while the property is located on a bus route, providing connection to the town.

COMPRISES:

- Sunroom
- Lounge
- Kitchen
- Utility Room
- 3 bedrooms (one ensuite)
- Shower room
- Floored loft



Accommodation:

Sun Room - 3.21m x 7.74m

A wonderful light-filled sun room provides a superb additional living space, with large windows and patio doors at each side creating a lovely connection with the garden. The generous proportions allow for both comfortable seating and a dining area, making this a highly versatile room for relaxing and entertaining.

Lounge - 3.91m x 5.35m

A beautifully presented and generously proportioned lounge with lovely sea views, providing an inviting and comfortable space in which to relax and enjoy the coastal setting. Attractive wood-effect vinyl flooring runs throughout, complemented by a feature fireplace (calor gas) and tasteful contemporary décor.

Kitchen - 3.00m x 4.53m

A generously proportioned kitchen, thoughtfully designed to combine style, practicality and generous storage. The room features sage-green shaker-style cabinetry, and contrast worktops and complementary wood-effect vinyl flooring. Windows to side and rear looking out to the garden. Integrated appliances include double oven, microwave, electric hob, extractor and fridge freezer. Composite sink with drainer and mixer tap. Double doors into sun room. Door to utility room.

Utility Room - 1.80m x 1.95m

Useful and well-appointed utility room offering ample space for freestanding appliances. A cupboard provides additional storage and houses the boiler and immersion tank. A door provides access to the rear garden.



Hall - 3.93m x 1.00m

Bright and welcoming entrance hall with wood-effect vinyl flooring. and doors to the lounge, shower room and bedroom 2. Loft access with pull down ladder. Glazed entrance door providing natural light.

Shower Room - 2.26m x 1.97m

Newly installed contemporary shower room, finished to a high standard with attractive textured aqua wall tiling and complementary wood-effect vinyl flooring. The room features a large walk-in shower enclosure with glazed screen, modern shower fittings, sleek vanity unit with countertop basin and illuminated wall mirror, together with a WC. Recessed ceiling spotlights, extractor fan and a frosted window to provide natural light.

Bedroom 1 - 3.01m x 4.54m

Spacious and beautifully presented double bedroom with attractive feature wallpaper, complemented by soft neutral décor and wood-effect vinyl flooring. The room benefits from patio doors opening directly onto the rear garden, creating a lovely connection to the outside, together with fitted mirrored wardrobes providing useful storage. A door leads to a private ensuite shower room.

Ensuite shower room - 1.60m x 1.79m

Well-appointed ensuite shower room featuring a generous curved shower enclosure with glazed doors, modern shower fittings and contemporary grey wall tiling. A stylish vanity unit with countertop basin and illuminated mirror provides a sleek finish, complemented by wood-effect flooring, heated towel rail and recessed ceiling spotlights.

Bedroom 2 - 3.19m x 3.49m

Well-presented double bedroom with a front-facing window providing plenty of natural light. Attractive wood-effect flooring and a feature ceiling light. A door provides access through to Bedroom 3.



Bedroom 3- 2.00m x 2.26m

Cosy and versatile single bedroom with a rear-facing window looking in to the sun room, allowing plenty of natural light. The room benefits from wood-effect vinyl flooring and ample space for bedroom furniture. Access is provided from Bedroom 2, offering a flexible layout that could also suit use as a dressing room, nursery, or study.

Floored loft

This versatile, fully floored loft offers endless possibilities for use, flooded with natural light from three Velux windows.

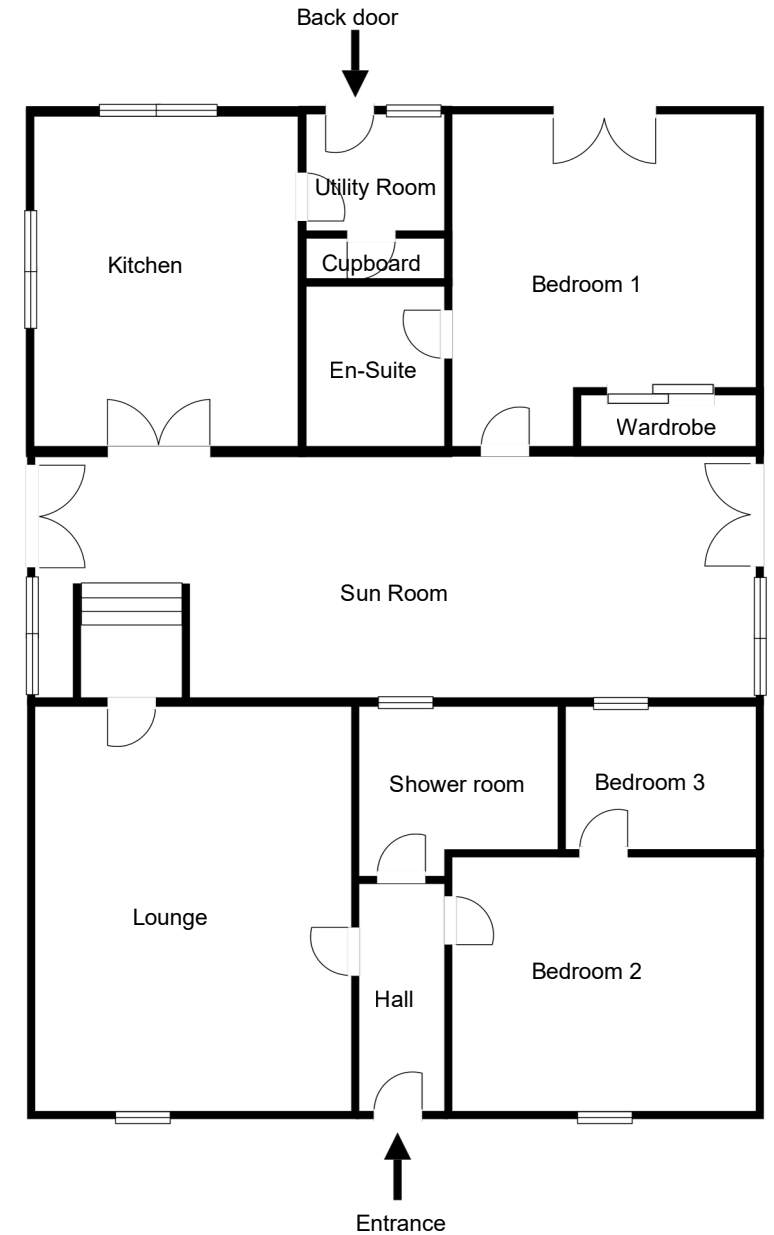
Garden

A substantial and beautifully established rear garden enjoying a wooded backdrop, with extensive lawns, mature trees, shrubs and planted borders. A large paved patio provides an ideal area for outdoor dining and entertaining, while a further gravelled courtyard offers additional useful space. The property also benefits from off-road parking and four garden sheds, providing excellent storage for gardening equipment, tools and outdoor furniture.





Floor Plan - 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.