



WM SKELTON & CO



**1 Edinmore Cottage, North Bute, Isle of Bute, PA20 0QT
Offers over £80,000**

1 EDINMORE COTTAGE, NORTH BUTE, ISLE OF BUTE, PA20 0QT

Nestled in a highly desirable rural location, this semi-detached cottage enjoys breathtaking countryside views in every direction. Situated just a short drive from the beautiful Ettrick Bay beach, the property offers the perfect balance of peaceful seclusion and easy access to coastal scenery.

With country walks right on the doorstep, it's an ideal setting for those seeking a quieter pace of life or a rewarding retirement project. The cottage itself is in need of upgrading, offering a fantastic opportunity for buyers to modernise and add value. With significant potential to extend (subject to the relevant local authority consents), this property provides the chance to create a truly special home tailored to your vision.

COMPRISES:

- Lounge
- Kitchen
- Bathroom
- Double bedroom
- Exclusive garden
- Garden sheds
- Parking space



Accommodation:

Hall - 5.45m at widest x 1.36m at widest

The entrance hall provides access to all rooms within the property, creating a practical and well-connected layout. There is a useful cupboard housing the electricity switchboard and meter, offering convenient storage. Access to the loft.



Lounge - 4.74m at widest x 4.83m at widest

The spacious lounge is a bright and welcoming room, featuring windows to both the front and rear that take full advantage of the surrounding countryside views. A charming stone fireplace with an open fire creates a cosy focal point, while a wall press provides useful built-in storage.



Kitchen - 2.53m x 1.44m

The kitchen enjoys a pleasant outlook over the rear garden through its window. It is fitted with base units and contrasting worktop, along with a stainless steel sink unit with pillar taps, and a water heater.



Bedroom - 2.94m x 3.32m

The double bedroom is positioned to the front of the property and benefits from a window overlooking open fields, offering a pleasant rural outlook. It also features a built-in wardrobe, providing useful storage space.

Bathroom - 2.07m x 1.31m

The bathroom is fitted with a bath, WC, and a wash hand basin with pillar taps. A window to the rear provides natural light.

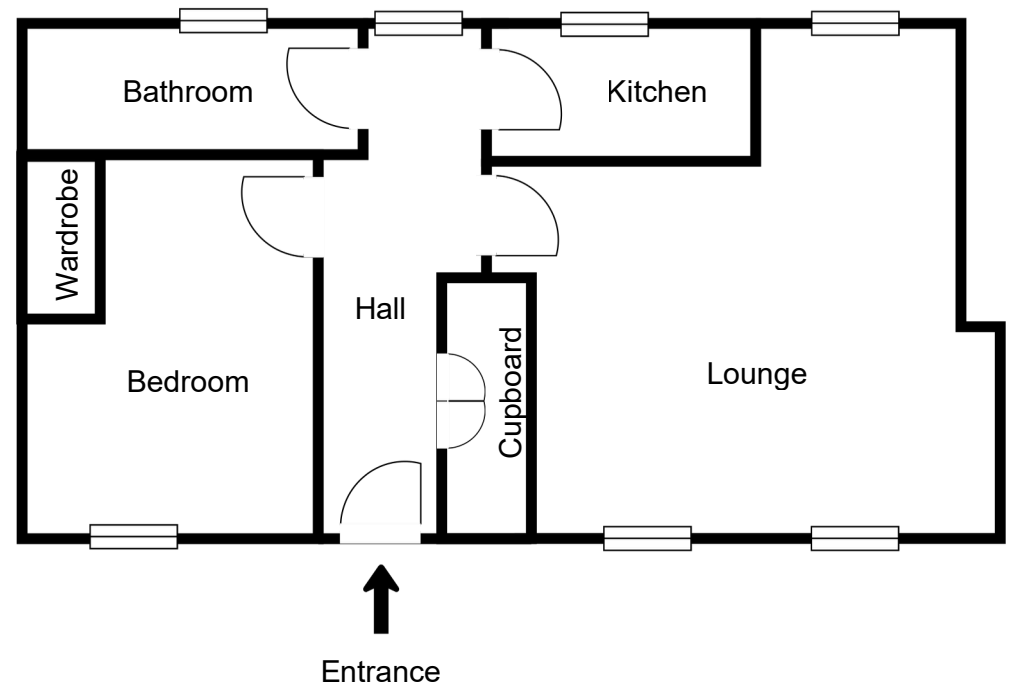
Garden

Large, private and beautifully maintained garden, offering a true sense of tranquillity and seclusion. The garden enjoys open, far-reaching rural views, providing a picturesque backdrop that changes with the seasons and enhances the property's overall charm. This delightful outdoor space perfectly complements the home, offering a rare combination of privacy, space and countryside outlook.





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.