Flat 2/3, 50 Marine Road, Port Bannatyne, Isle of Bute, PA20 0LW

OFFERS OVER £70,000

A beautiful seafront apartment situated within the conservation area of the historical seaside village of Port Bannatyne. Stunning uninterrupted sea views over Kames Bay to the Cowal Hills. A fabulous holiday or permanent home only yards away from the Port Bannantyne yachting marina, historical harbour and local pub, with the stunning Ettrick Bay beach a 5-minute commute by car. Easily accessible transport bus facilities catering for transport around the whole island are on the doorstep as is the local post office/cafe shop. A well-maintained factored building benefiting from a recently fully restored seafront façade and gable end.

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.

Gas Central Heating/ Double Glazing

Hall, Lounge, Kitchen, Bedroom, Shower Room. Shared courtyard.

EPC Rating: C Council Tax Band: A Factors: Bute Factors

Wm. Skelton & Co
Castle Chambers
49 High Street
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Isle of Bute
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Email: estateagency@wmskelton.co.uk
www.wmskelton.co.uk

Zoopla.co.uk
Smarter property search

Accommodation

Hall - 3.00m x 2.27m at widest
"L" shape hall with matching stripped wooden doors to all rooms. Plain cornice. Pendant light. Gas meter and electricity meter and switchboard. Laminate flooring. Shelved cupboard 0.69m x 1.08m.

Lounge - 3.17m x 4.91m
Bright lounge to front with fantastic view looking over Kames Bay to the Cowal Hills from the large bay window. Ornate cornice and ceiling rose. Pendant light. Tiled fireplace with wooden surround. Wall press. Wall light. Carpet.

Kitchen - 3.31m x 1.98m

Range of base and wall units. Contrast worktop. Stainless steel sink with drainer and mixer tap. Integrated electric hob and oven. Ferroli combi boiler. Plain cornice. Strip light. Laminate flooring.

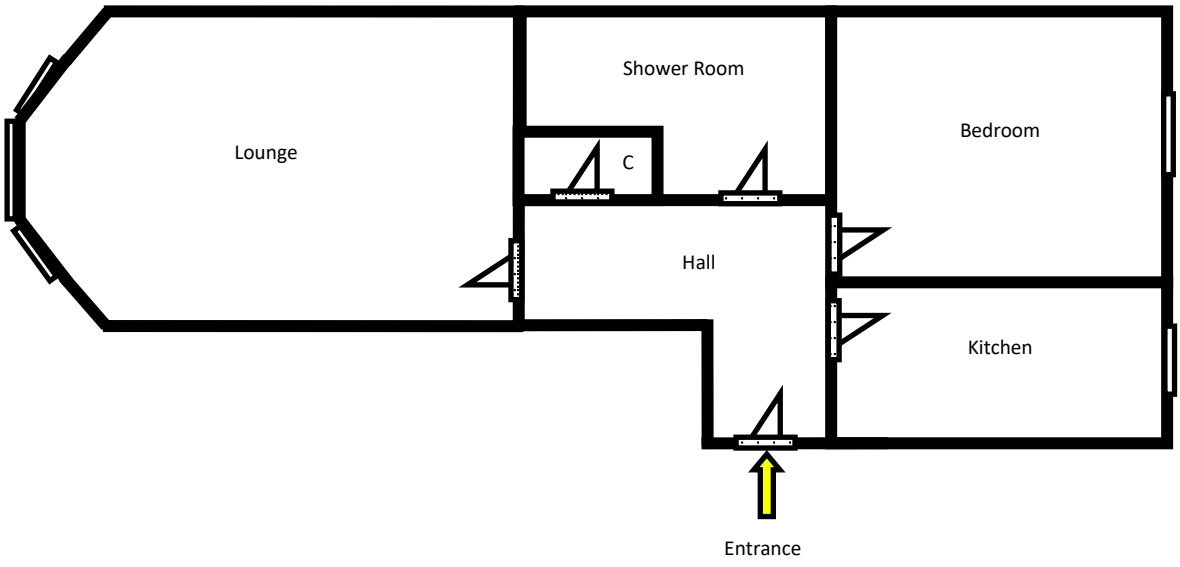
Shower Room - 1.82m at widest x 2.33m

Corner shower enclosure. Tile splashback. Wash hand basin with pedestal. Mirror wall cabinet. WC. Pendant light. Extractor fan. Laminate flooring.

Bedroom - 2.88m x 3.30m

Double bedroom to rear. Pendant light. Shelved wall press. Window to rear overlooking gardens. Curtains. Carpet.

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.