



WM SKELTON & CO



Flat 1/2, 4 Brandon Place, Kilchattan Bay, Isle of Bute, PA20 9NH
Offers in the region of £53,000

FLAT 1/2, 4 BRANDON PLACE, KILCHATTAN BAY, ISLE OF BUTE, PA20 9NH

PRICE REDUCTION - £7,000 BELOW HOME REPORT VALUE

Tucked away up a quiet lane just moments from the seafront, this delightful two-bedroom first-floor flat enjoys a peaceful setting with the beach quite literally on your doorstep. Offering a wonderful coastal retreat, the property is ideally positioned to enjoy everything the area has to offer, with a popular café/post office and bus services just a short stroll away.

The accommodation provides a comfortable living space, making it equally suited as a permanent residence, weekend getaway, or holiday home. The tranquil location offers a sense of escape while remaining conveniently close to local amenities and scenic coastal walks. With its enviable position, charming character, and excellent holiday letting potential, this attractive two-bedroom flat presents a fantastic opportunity to own a home by the sea in a sought-after and peaceful location.

COMPRISES:

- Lounge/kitchen
- 2 bedrooms
- Shower room
- Shared garden/drying green



Castle Chambers, 49 High Street, Rothesay, Isle of Bute, PA20 9DB
Tel: 01700 505551 - Email: estateagency@wmskelton.co.uk - Website: www.wmskelton.co.uk

Accommodation:**Hall - 3.49m x 1.18m**

The welcoming hallway provides access to all rooms. Finished in neutral décor and fitted carpeting.

Lounge/Kitchen- 4.35m x 3.18m

A bright open-plan lounge and kitchen area with a comfortable and practical living space. There is plenty of natural light through the large window with sink unit and cupboards below. The room is further enhanced by neutral décor, shelved alcove, and a wall-mounted electric fireplace creating a cosy focal point. The kitchen area is neatly arranged with worktop space, wall storage units, and shelf.

Shower Room - 2.34m x 1.18m

Shower room featuring a practical and functional layout with a white suite comprising a pedestal wash hand basin, WC, and shower with fitted curtain. Additional features include a Mira electric shower, extractor fan, mirror wall cabinet, carpet.

Bedroom 1 - 3.38m x 2.59m

Bright double bedroom with window looking out to the shared drying green. Pendant light, carpet, venetian blind.

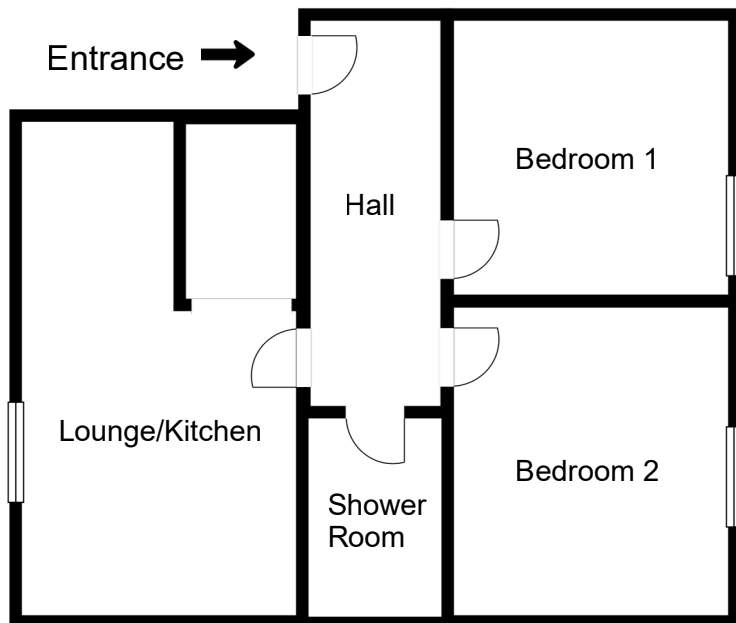


Bedroom 2 - 3.59m x 2.75m

Bright double bedroom with window looking out to the shared drying green. Pendant light, carpet venetian blind. Shelved wall press housing electricity meter and switchboard.

Outside:

Well-maintained shared garden/drying green.

**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.