



Flat 2, Kames Bank
3, Shore Road
Port Bannatyne
Isle of Bute PA20 0LQ



OFFERS OVER £90,000

A charming, well presented, factored, second floor flat in traditional, "C" Listed, seafront villa enjoying simply superb, elevated views over Kames Bay to Loch Striven & the Cowal Hills. Spacious accommodation with contemporary dining kitchen, modern bathroom and good storage space. Original varnished pine floorboards in lounge. Window seat. A cosy home or seaside retreat.

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
Exclusive Garden Area to Rear, Shared Parking. Garden Shed.
Hallway, Lounge, Dining Kitchen, 2 Double Bedrooms, Bathroom, Office/Study
EPC Rating: E Council Tax Band: A

Wm. Skelton & Co
Castle Chambers
49 High Street
Rothesay
Isle of Bute
PA20 9DB
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Email: maria@wmskelton.co.uk
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Accommodation

Shared Internal Stairway— Door at rear of property opens to well maintained and recently decorated stairway, carpeted from first floor level to entrance door to flat.

Hallway - 4.40m x 1.16m

Modern door with glass panel leads to entrance hallway. Original, stripped and waxed, wood panelled doors to all rooms. Storage cupboards housing Worcester gas central heating boiler with Magnaclean system.

Electrics housed in high level wall cupboard.

Lounge - 4.51m x 5.06m

Lovely bright room with large bay window. Magnificent views whatever the weather over Kames Bay, the Cowal Hills and even to the distant Ayrshire coastline. Feature upholstered window seat with storage below creates an ideal dining area. Characterful cams either side. Tiled fireplace with living flame gas fire. Picture lamps. Original varnished pine flooring.

Dining Kitchen - 4.43m x 3.52m

Lovely space with bay window to rear looking to garden and woodland beyond. Cam ceiling to one side. Room for table. Contemporary, professionally fitted kitchen with a range of base and wall units, contrast worktops and counter top lighting. Pale ceramic mosaic splashback tiling. Integrated electric oven and grill, gas hob and overhead extractor. Stainless steel 1½ bowl sink unit. Washing machine. Tumble drier. Fridge. Freezer.

Bathroom - 2.05m x 1.83m

Modern bathroom with wall mounted vanity basin, bath with shower over. W.C. Cam ceiling to front with doors to useful walk-in eaves storage cupboard. Velux window. Access to loft.

Bedroom 1— 4.49m x 5.08m

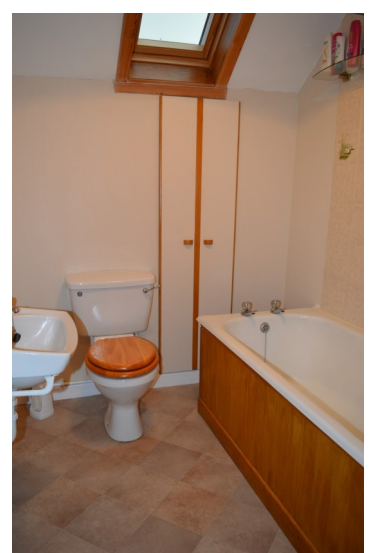
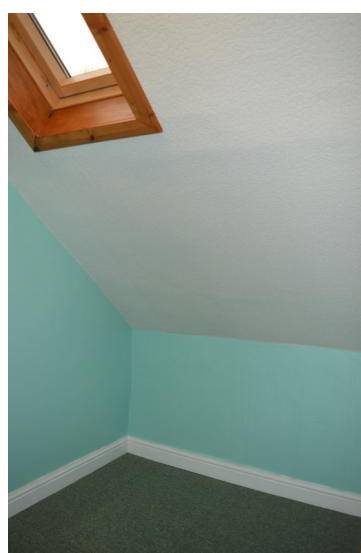
Lovely spacious room to front with bay window offering fabulous, elevated sea and hill views. Cam ceiling either side.

Bedroom 2 - 4.51m x 3.93@widest

Restful room to rear with bay window looking to garden and woodland beyond. Cam ceiling to one side.

Office/Study—2.19m x 1.83m

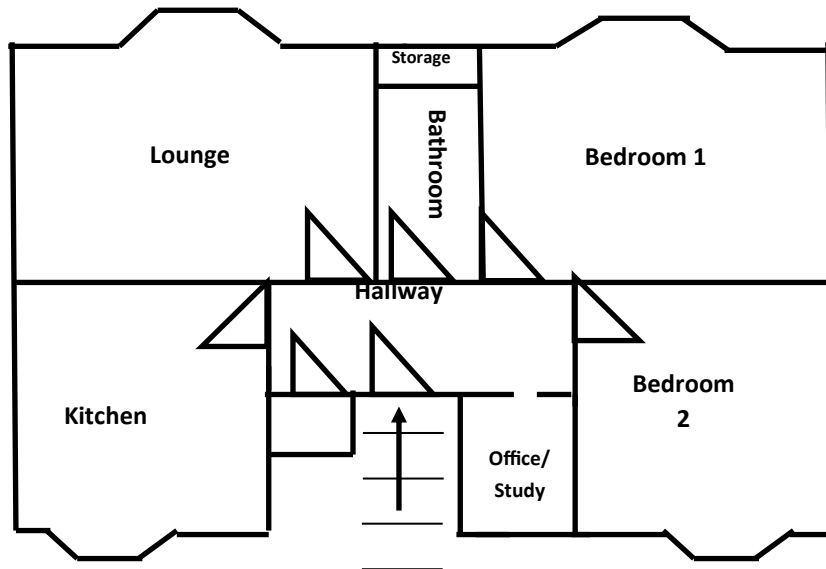
Sliding door. Velux window. Cam ceiling to rear. Handy space for office/study.







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.