



The Cottage, High Craigmore, Isle of Bute, PA20 9LA

FIXED PRICE- £175,000

A charming two-bedroom detached cottage in a desirable location, perfect for a couple or small family. This offers a blend of rustic charm with potential for further modern customization. Easily managed private walled garden. A peaceful retreat.

Gas Central Heating/Double Glazing

Ground Floor: Hall, Lounge, Dining Room, Kitchen.

Upper Floor: Hall, Two Bedrooms, Shower Room.

EPC Rating: D

Council Tax Band: C

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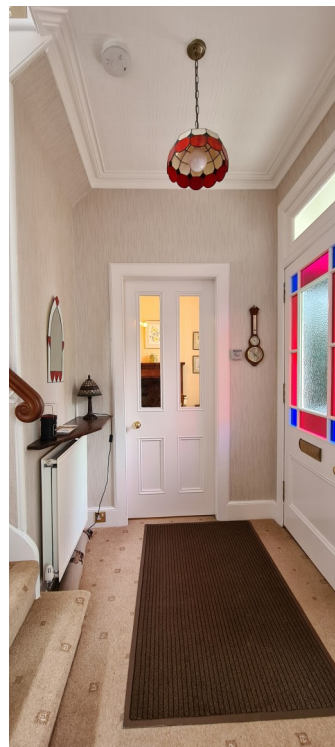
Zoopla.co.uk
Smarter property search

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.

Ground Floor

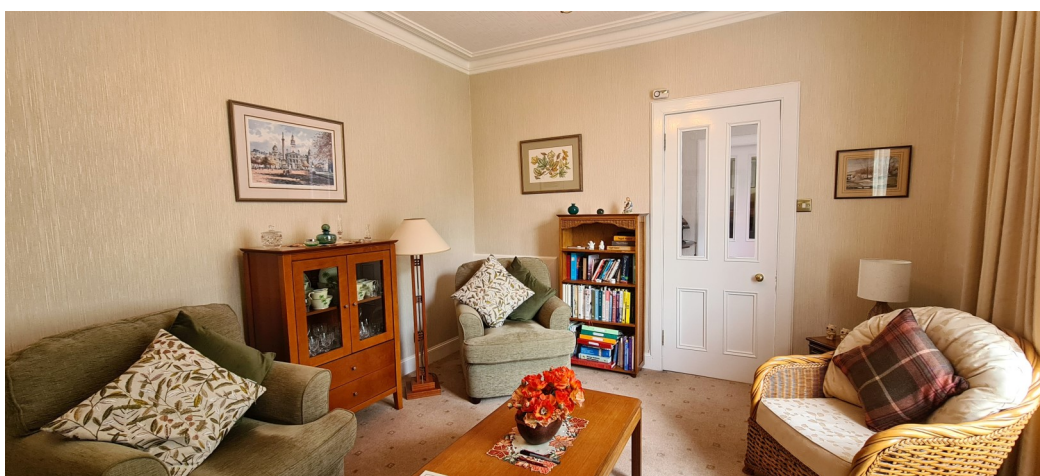
Hall - 1.90m x 0.66m

Glass panel door to enter. Pendant light. Plain cornice. Smoke alarm. Shelved wall press with coat hooks. Glass panel doors to Lounge and Dining Room. Carpet.



Lounge - 4.00m x 3.70m

Bright lounge with windows to front. Fireplace housing gas fire. Understairs cupboard. Ceiling light. Plain cornice. Curtains. Vertical blinds. Carpet.



Dining Room - 3.70m x 3.75m

Spacious dining room with window to front. Fireplace housing Dimplex electric log burner effect fire. Shelved alcove with cupboard below. Ceiling light. Curtains. Shutters. Carpet. Utility Cupboard (1.78m x 0.72m) housing washing machine, tumble dryer, and freezer.



Dining Kitchen - 2.70m at widest x 2.59m at widest

A bright kitchen with a range of base and wall units, contrast worktop and matching splashback. Integrated oven, hob and cooker hood. Ceramic sink with drainer. Vinyl flooring. Flush ceiling light. Worcester combi boiler. Smoke and CO2 alarm. Door to garden.



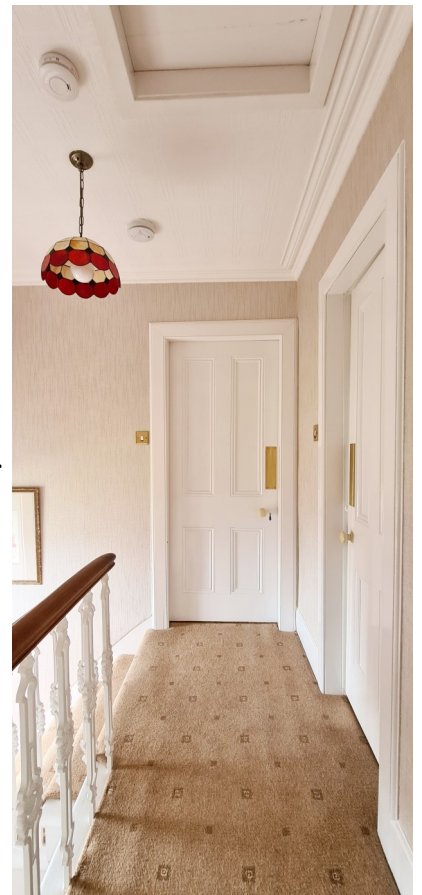
Upper Floor

Hall - 1.93m x 0.91m

Pendant light. Smoke alarm. Loft hatch. Carpet.

Bedroom 1 - 4.70m x 4.08m

Bright and spacious double bedroom with bay window to front. Plain cornice. Ceiling light. Carpet.



Bedroom 2 - 3.69m x 2.71m

Double bedroom with window to front. Plain cornice. Pendant light. Carpet.



Shower Room - 1.78m x 1.91m

Fully tiled shower room. Corner shower. WC. Large vanity sink unit. Flush ceiling light. Vinyl flooring.

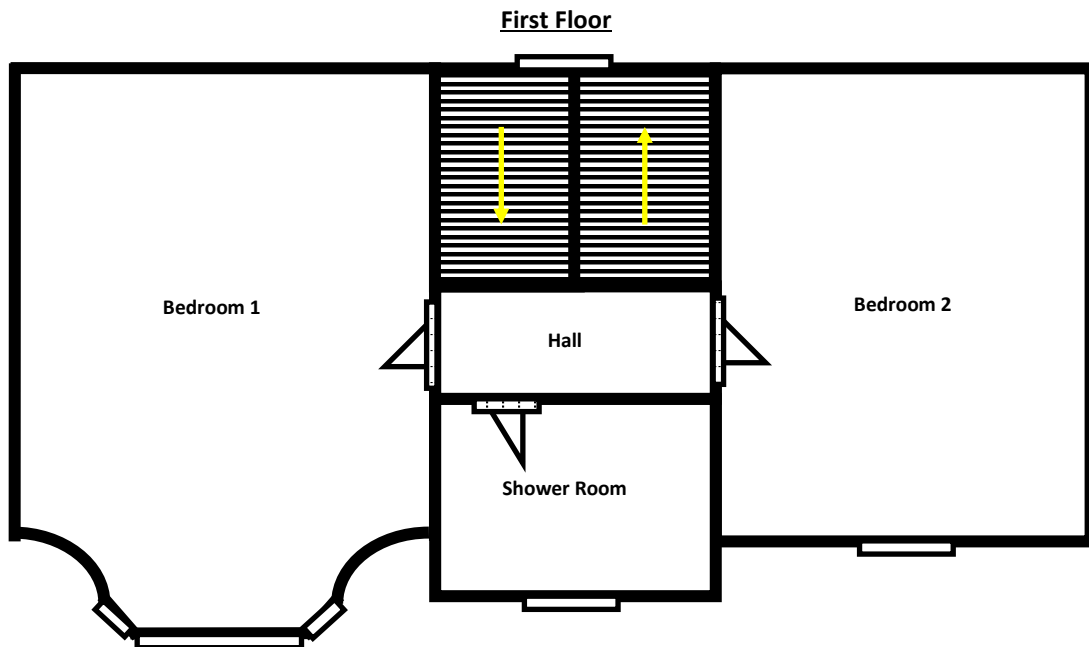
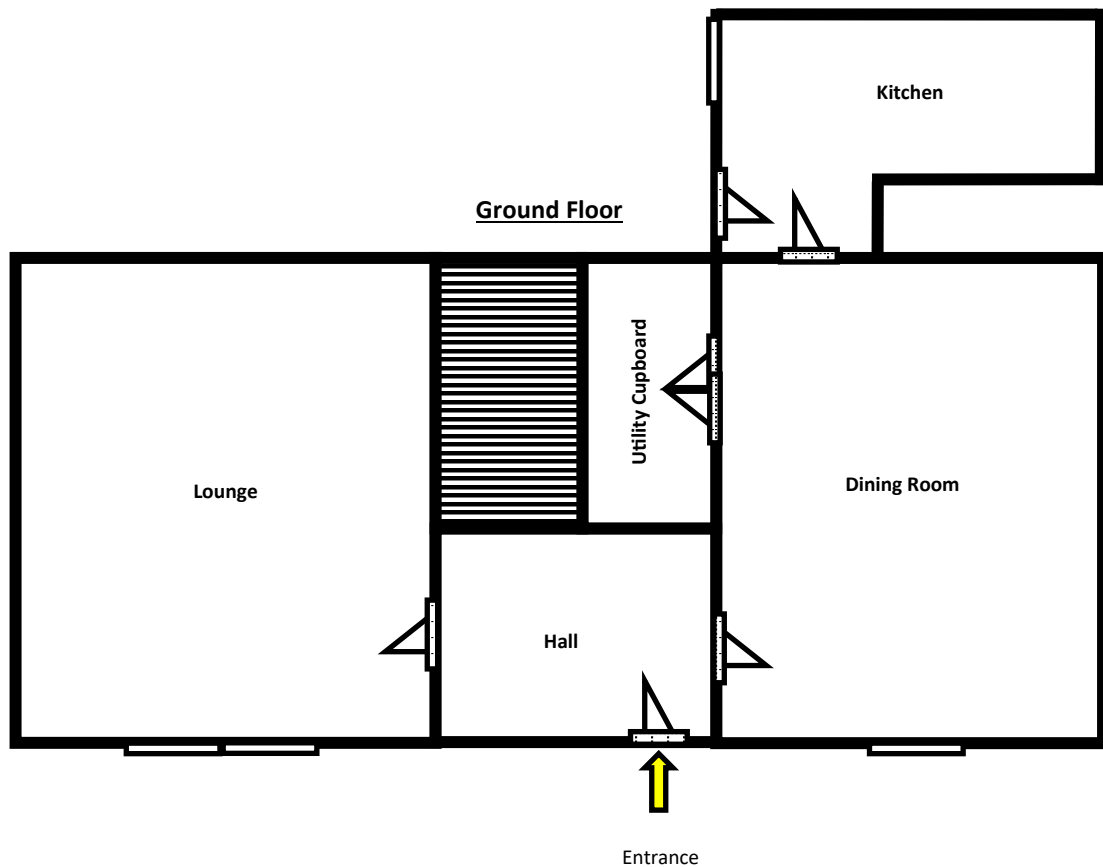


Garden

Exclusive, easily maintained walled garden.



Floor Plans 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.