Offers are invited and should be submitted in writing through a Scottish solicitor to:-

Offers do not bind the Church to accept the highest or any of the other offers. Offers will require to be considered by one or more Church Committees. They should not be subject to short time limits for acceptance.

Whilst the foregoing particulars are believed to be correct, they are not warranted on the part of the Church and prospective purchasers will require to satisfy themselves regarding all matters prior to offers.

The Church of Scotland-Scottish Charity No SC011353

Church of Scotland Law Department
121 George Street
Edinburgh EH2 2YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk
Property Description
The property comprises a three-bedroom detached bungalow with stunning outlooks in a picturesque semi-rural location on the Isle of Bute.

The property is located close to Kilchattan Bay with views over the Bay itself and the Firth of Clyde.

Located in a sought after area of natural beauty, the property is situated within a large plot and has the potential for redevelopment.

Requiring extensive work to modernise, the property is therefore sold as seen. It will be the responsibility of the purchaser to determine the extent of the repairs required.

The accommodation comprises: Entrance vestibule, entrance hall, lounge/dining room, three bedrooms, kitchen with rear vestibule off and a shower room.

Gross Internal Floor Area: 102 sq.m

There are grounds to the front, rear and side of the property bounded mainly by a variety of fences and hedges and a detached single car garage adjacent to the property.

The gardens are large in size and are mainly lawn areas with some colourful trees and shrubbery dotted throughout. Steps from the front door lead to the garden which offers beautiful views and a tranquil spot.

Local Area
Kingarth is a historic village and parish on the Isle of Bute, off the coast of south-western Scotland. Located to the north of Kilchattan Bay, the village has local amenities including a hotel and post office at nearby Kilchattan Bay.

The Victorian seaside town of Rothesay has a range of shops, a supermarket, restaurants and bars, three primary schools, a secondary school and a small hospital.

Caledonian MacBrayne operates a frequent ferry service to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the north of Bute to Colintraive giving access to Argyll and the West Highlands.

The two nearest airports are Glasgow and Prestwick, which are approximately 40 and 50 minutes' drive respectively from Wemyss Bay.

EPC Rating - F
Council Tax Band - D
Viewing Arrangements
By appointment with The Church of Scotland Law Department on 0131 240 2263.
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Church of Scotland Law Department
121 George Street
Edinburgh EH2 2YN
Telephone 0131 240 2265  Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

 Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland-Scottish Charity No SC011353