

# 11 Broomhill

ISLE OF ISLAY, ARGYLL AND BUTE, PA43 7HX



*This three-bedroom end terrace villa offers an exceptional opportunity to enjoy the tranquillity and natural beauty of one of Scotland's most picturesque islands*



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McEwan Fraser Legal is delighted to present this three-bedroom end terrace villa situated at the end of a quiet cul-de-sac within a small residential scheme, this charming property, approximately 60 years old, occupies an enviable elevated position, offering direct and wide-ranging views across Loch Indaal and the surrounding grassed common amenity land. The property is fully double-glazed and benefits from a central fired oil heating system throughout with a new boiler installed end of last year. While the house is generally understood to be in good order, it presents an excellent opportunity for enhancement, particularly with some decorative improvements and upgrades to the kitchen and bathroom.

## THE LOUNGE/DINER



The ground-floor accommodation features a welcoming hallway accessed through a small side porch with external storm doors, a window to the front, a storage cupboard, a Dimplex Quantum storage heater, and a carpeted stairway leading to the upper floor. The lounge/dining room is a large, bright, and spacious dual-aspect area with triple windows to the front, offering a gorgeous outlook, and to the rear, with an ornate sealed fireplace featuring a gloss black marble hearth and fitted carpet.

# THE KITCHEN & UTILITY



The kitchen, located to the rear off the lounge/dining room, provides external access to the back garden and includes basic kitchen fittings with wall and floor units, worktops, a stainless steel sink/drainer, a storage heater, and a large under-stair storage area with a timber floor. The shower room, with a window to the east side, includes a shower compartment adapted for disabled entry, a Mira Instant Electric Unit, a storage heater, a WC, and a wash-hand basin.

# THE SHOWER ROOM & GROUND FLOOR BEDROOM



The shower room, with a window to the east side, includes a shower compartment adapted for disabled entry, a Mira Instant Electric Unit, a storage heater, a WC, and a wash-hand basin. Ground floor accommodation is completed by a spacious third bedroom.

# THE MASTER BEDROOM

The upper floor accommodation comprises a landing with a Velux skylight to the rear, a generously proportioned double bedroom with a triple dormer window to the front offering a marvellous outlook over Loch Indaal, eaves housing for the hot water tank, a Dimplex Quantum storage heater, and fitted carpets.



# BEDROOM 2



A second double bedroom features a triple window in the east gable end with views to Lochindall, a Dimplex Quantum storage heater, a storage cupboard, and fitted carpets.



Externally, the garden at the front and side is fairly small and grassed, with pedestrian access from the end of Broomhill, while the larger back garden, also mainly in grass, includes a large shed and enjoys the benefit of being something of a sun trap on the right day. The property is connected to mains electricity, water, and drainage, offering a blend of traditional charm and modern conveniences, with significant potential for personalisation.

# EXTERNALS

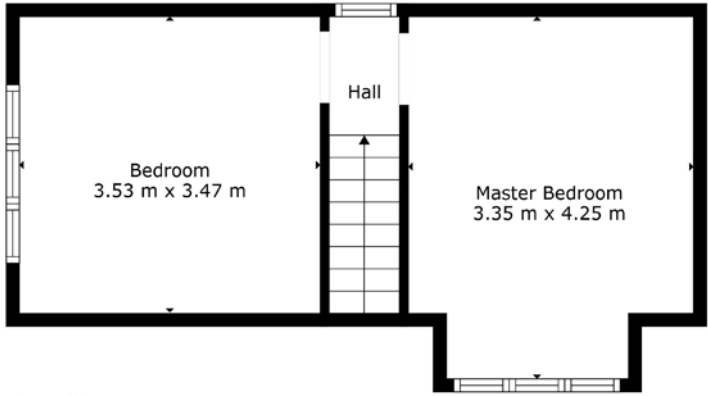
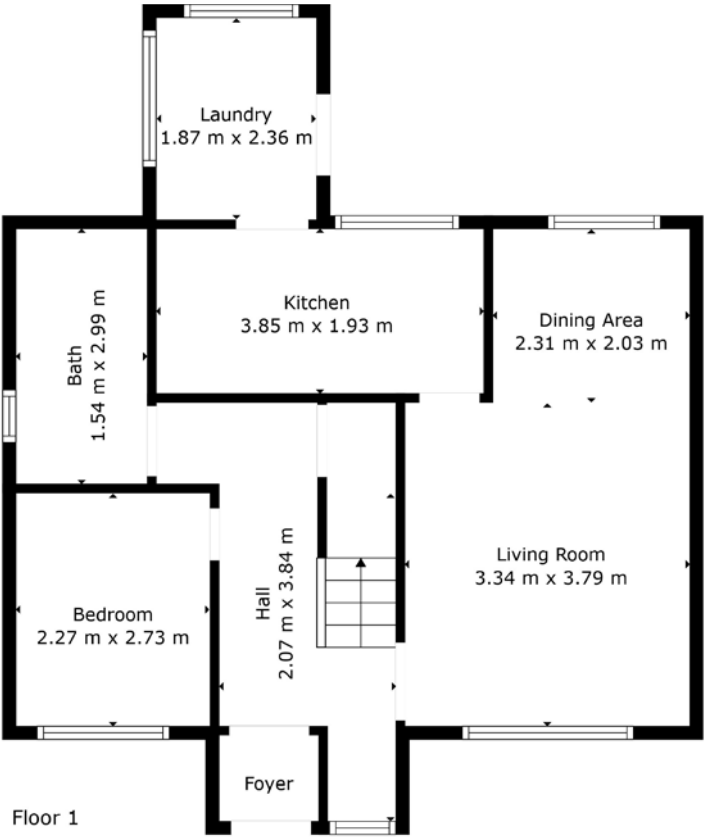


# DRONE IMAGES





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: E



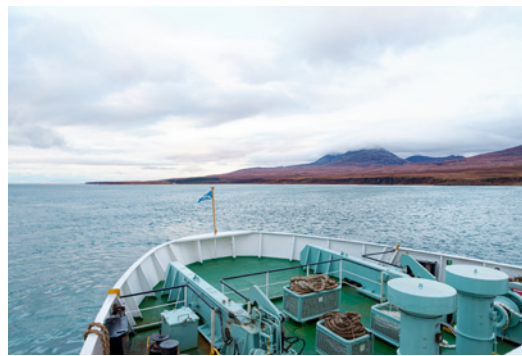
# THE LOCATION

Purchasing and living at 11 Broomhill, Bowmore, Isle of Islay, offers an exceptional opportunity to enjoy the tranquillity and natural beauty of one of Scotland's most picturesque islands. The property, situated at the end of a quiet cul-de-sac, provides a peaceful retreat with stunning, elevated views over Loch Indaal, perfect for those who appreciate serene surroundings and breathtaking scenery. Bowmore, the island's main village, offers a close-knit community, essential amenities, and cultural richness, including the renowned Bowmore Distillery.





The Isle of Islay itself is a haven for nature lovers, with ample opportunities for outdoor activities such as walking, bird watching, and exploring the rugged coastline. The property is well-maintained, featuring modern comforts like double glazing and electric storage heaters, yet it also presents the chance to add personal touches through decorative updates and kitchen or bathroom upgrades. The larger back garden, a noted sun trap, is ideal for gardening enthusiasts, while the smaller front and side gardens add to the property's charm. This house offers not only a comfortable and customizable living space but also the potential for a sound investment, whether as a permanent residence or a holiday home. With easy access to the mainland via ferry or air, 11 Broomhill combines the best of island life with convenience, making it an attractive choice for anyone seeking a blend of natural beauty, community spirit, and the opportunity to create a personalized home in a stunning location.



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