

COULTERS[©]

NO. 6 GLASSARD

SCALASAIG, ISLE OF COLONSAY, PA61 7YN

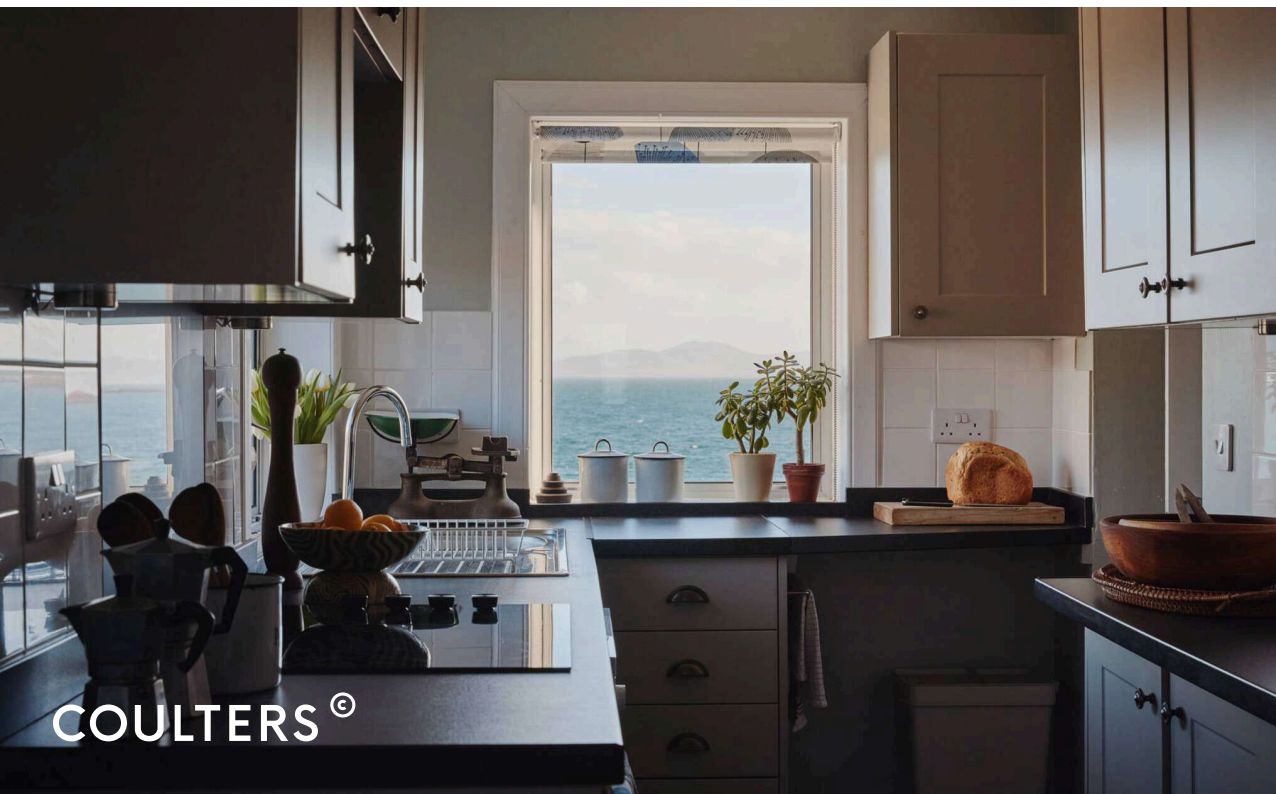
 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

No.6 Glassard is a charming 2 bedroom semi-detached cottage situated in the hamlet of Glassard on the Isle of Colonsay, a short walk from the harbour at Scalasaig where the ferry from Oban arrives.

Most of the rooms in the house boast stunning sea views towards the Islands of Jura and Islay.



KEY FEATURES



Charming semi-detached cottage.



Two bedrooms, one with superb views.



Private garden.



Driveway parking.



Stunning views towards Jura and Islay.



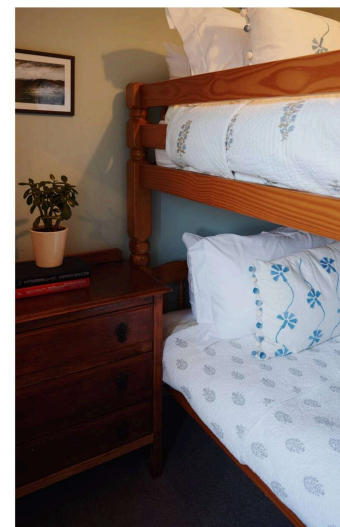
A short drive from the ferry port in Scalasaig.



EPC Rating - F



Council Tax Band - B



The property was constructed in the 1930's with the accommodation arranged over two floors. The ground floor comprises - entrance porch; sitting/dining room with open fire and storage cupboard; kitchen; bathroom/utility with storage; and rear porch. There are two bedrooms on the first floor.

Please note that the seller is prepared to include some additional land which could offer the potential to further extend the property, subject to Local Authority consents.

The property has double glazing throughout, electric heating and there is a communal septic tank.





THE LOCAL AREA

The picturesque and historic Island of Colonsay is located on the west coast of Scotland in the Atlantic Ocean, some 20 miles from the mainland. Forming part of the Southern Hebrides, the Island can be reached from Oban by ferry or by plane from Oban Airport.

The area of Glassard is on the eastern side of the island and a short walk or drive from the harbour, ferry terminal, shop, post office, doctors surgery, pantry, church and hotel in neighbouring Scalasaig. Colonsay offers a surprising range of activities, especially for outdoors and wildlife enthusiasts of all ages. There is a challenging 18 hole golf course, many of the most wonderful beaches in Scotland with a chance to spot otters and seals, coastal walks to challenge young and old, excellent fly fishing for the native, wild brown trout on the Islands Lochs and dramatic cliffs, home to thousands of nesting guillemots, terns and seagulls. The neighbouring Island of Oransay is connected to Colonsay by a tidal causeway and is home to an historic Priory.

EXTRAS

All fitted carpets, curtains, light fittings and kitchen appliances are included in the sale. All the furniture (excluding pictures) is available by separate negotiation.

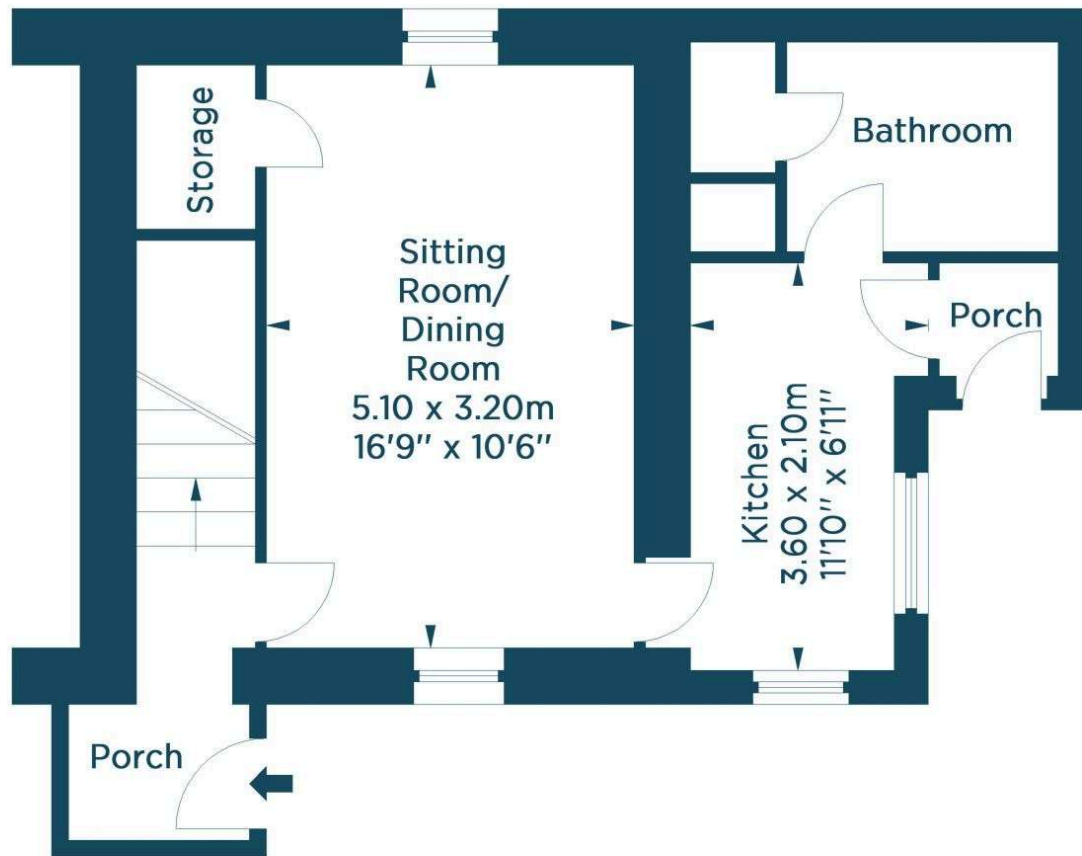
At present, No.6 Glassard forms part of Colonsay Estate's holiday letting portfolio. Colonsay Estate are potentially able to offer holiday letting management services if required for future owners of this property.

HOME REPORT VALUATION: £260,000

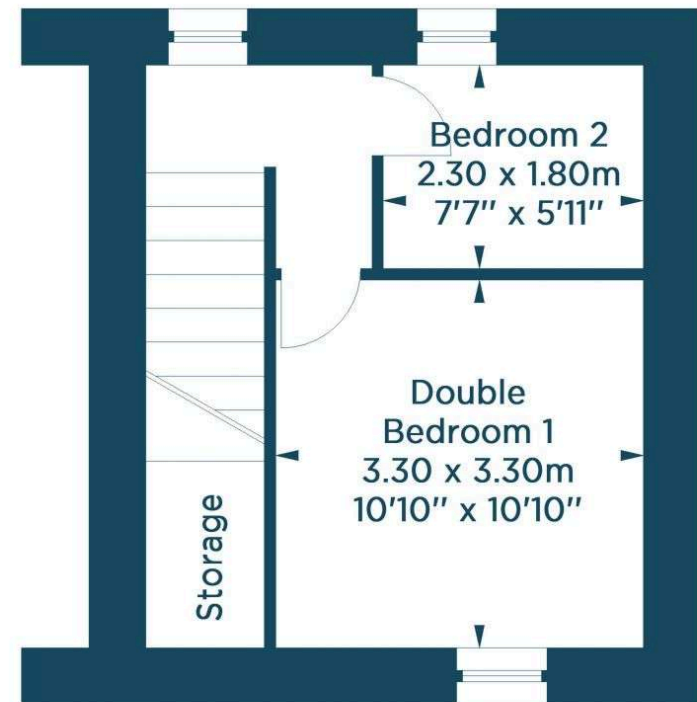


COULTERS

Approx. Gross Internal Area
64.75 Sq M - 697 Sq Ft
For identification only. Not to scale.



Ground Floor



First Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.