



**TIGH BEAG, KILCHOMAN  
ISLE OF ISLAY, PA49 7UX**

**FIXED ASKING PRICE £365,000**

Stewart Balfour and Sutherland are delighted to bring to the market Tigh Beag, a perfect example of sympathetic architecture in an area of outstanding natural beauty. With lots of character externally, large gardens and a spacious interior what's there not to like. Don't miss your opportunity to live the island dream.... CALL NOW TO ARRANGE YOUR VIEWING.

**Stewart Balfour & Sutherland**  
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# TIGH BEAG

- Stunning detached home with outstanding views
- Very spacious interior with great natural light
- Lots of character but with modern comforts
- A very short stroll from the beautiful Machir Bay
- Ideal base to explore the island
- No onward chain - early entry possible

This stunning home sits in an elevated position with superb views both up to the ruins of Kilchoman Church and the gently undulating countryside with the Paps of Jura visible on a clear day beyond and also towards the majestic Machir Bay with its expanse of sand dunes and shoreline, a surfers paradise.

The home itself enjoys a large level plot of ground and benefits from a private bore hole and septic tank system and has been meticulously maintained by the present owners since it was built around 15 years ago. The coming to the market of this lovely home is a great opportunity for anyone looking for a home where thought has been put into the quality of the accommodation rather than the quantity.

On entering the property a large vestibule/boot room welcomes you and is the perfect place to cast off either a wet suite or walking gear and also provides a large amount of storage. The inner hall starts to give an idea of what's on offer, a beautiful dog leg staircase rises in front of you and this area is flooded by natural light through the expansive window lights found above. To the left of the inner hall a large living room can be found and this room has great views from all 3 elevations and is complimented by an attractive log burning stove and surround, a perfect addition for creating a sense of warmth on a colder winters evening. Opposite the living room, a large open plan kitchen / dining room can be found which truly is the heart of the home and again boast outstanding coastal views.

This large kitchen area has a good range of built in storage units and is finished in quality solid stone work surfaces. Additional storage and kitchen overflow is catered for by the bright utility room which is located nearby. It is through the utility that the large single garage can be accessed, which, (subject to any permissions being required) could make a very useful addition room to suit your needs. A large loft area is accessible above the garage and provides more great storage. The ground floor accommodation is completed by a well-appointed shower room/wc.









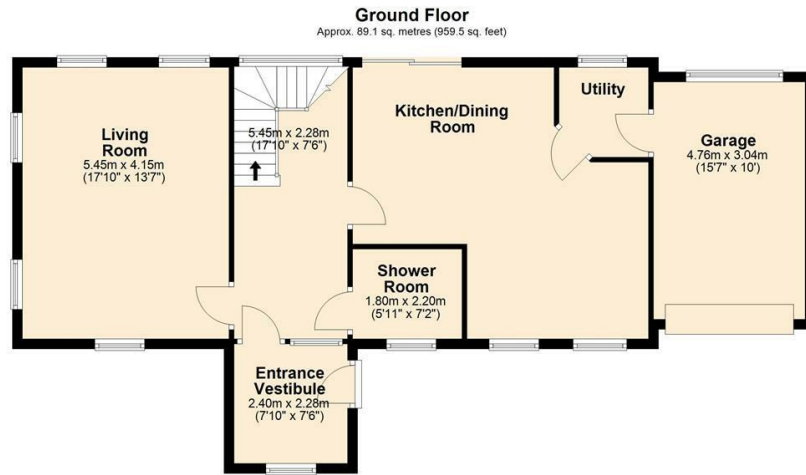
The attractive stairs rise gently to the large first floor landing area which works excellently as a home office but again could be partially separated off to create a third bedroom if so wished. Two large doubles already grace this level and a family bathroom completes the internal layout.

Double glazing throughout ensures year-round comfort, while the underfloor heating and radiators are powered via electricity. Breath-taking views of Jura, Mull, and even Ireland complete the picture.

Stepping outside, the easily maintained gardens unfold. Large lawn areas offer space for play, while pockets of colourful bedding add vibrancy and there are several useful timber sheds located in the garden. As the gardens gently slope away, they have a natural boundary with land managed by the RSPB which has become a haven for wildlife, especially birds. Witnessing majestic sea eagles soaring by, the silent hunt of barn owls at dusk are just some of the magical experiences that await.

Tigh Beag is more than a home; it's a lifestyle experience. Don't miss out on this once-in-a-lifetime opportunity - call now to arrange your viewing and discover the magic for yourself!  
THE HOME REPORT CAN BE FOUND IN THE BROCHURE TAB ON RIGHTMOVE.





Total area: approx. 150.3 sq. metres (1617.9 sq. feet)



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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