



1 School Street

Port Charlotte, Isle of Islay, PA48 7TW

The Property

McEwan Fraser Legal is delighted to present 1 School Street, a beautiful three-bedroom end-terraced home with the added benefit of a fully self-contained two-bedroom holiday cottage and workshop, all set within the heart of Port Charlotte. This is a rare opportunity offering flexible living and income potential in one of Islay's most sought-after locations.

Entering the main home from School Street, you are immediately greeted by stunning sea views. Internally, the property opens into a bright hallway which connects the ground floor. The lounge is positioned to the right, while the spacious open-plan kitchen and dining area sit to the left, with access to the garden.





The lounge is a warm and inviting space, enhanced by a large front-facing window allowing plenty of natural light. A feature Victorian fireplace creates a focal point, while tasteful décor adds character and charm.



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The Property

The open-plan kitchen and dining area is generously sized and full of character, with exposed wooden beams and a second fireplace adding to the home's charm. The kitchen is laid out in a practical U shape, offering ample worktop space and storage, with room for freestanding appliances. The bright and airy layout makes this a perfect space for both everyday living and entertaining.





"... The kitchen is laid out in a practical U shape, offering ample worktop space and storage, with room for freestanding appliances..."

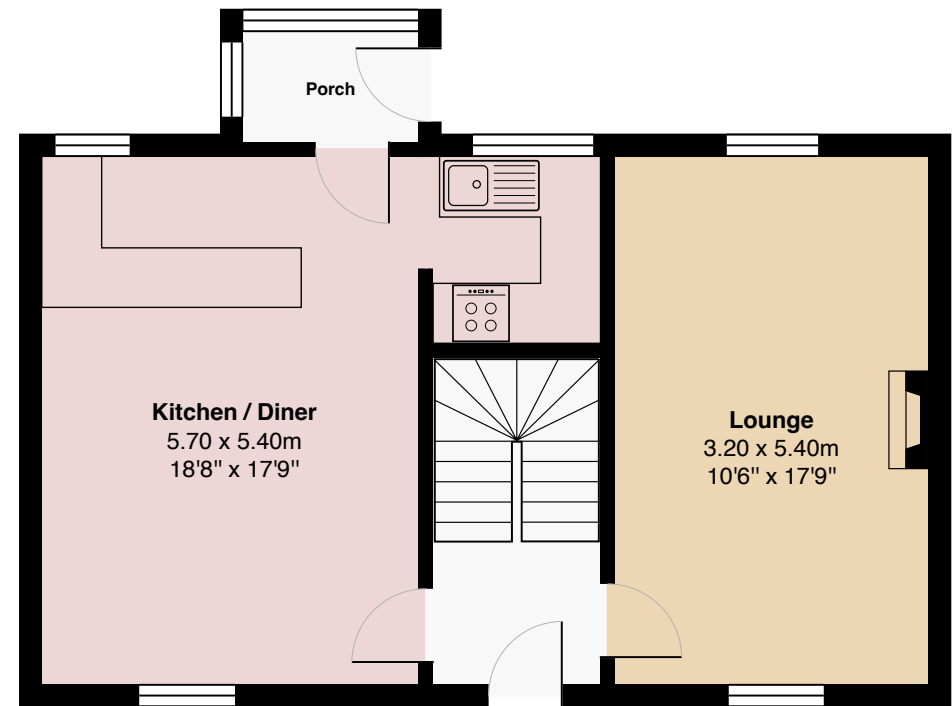
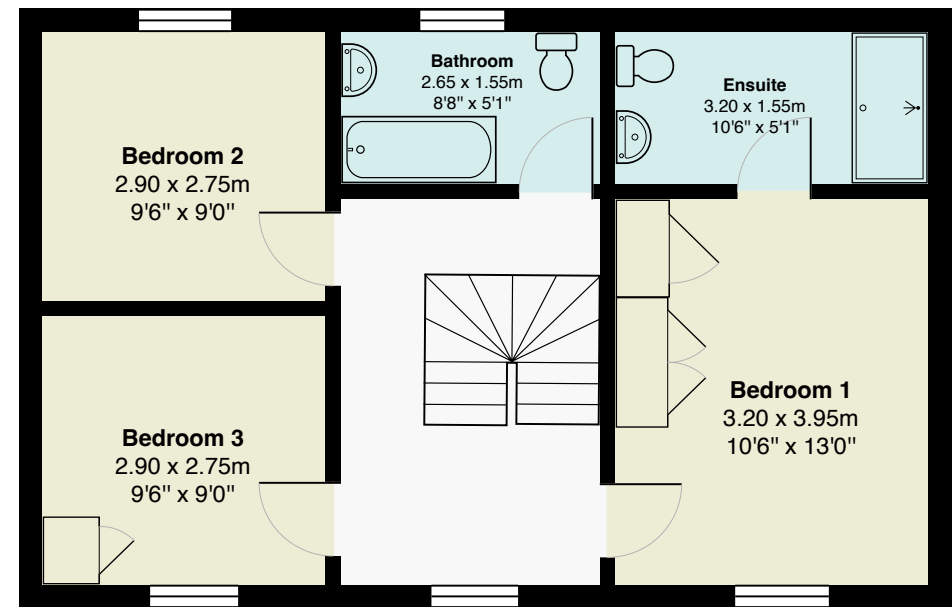
The Property

Upstairs, the landing leads to three well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en suite. The remaining bedrooms are equally well finished and offer excellent space. The family bathroom completes the accommodation and includes a bath with overhead shower, basin and WC.



The Bedrooms





Floor Plan

Internal floor area (m²): 102m²
EPC Rating: E

Holiday Cottage



Externally, the property truly stands out with the addition of a separate two-bedroom holiday cottage. The cottage comprises an open-plan lounge and kitchen, utility room, two bedrooms and bathroom facilities, all presented in great condition, making it ideal for holiday lets or guest accommodation. A workshop and garage provide further practicality and storage.

Early viewing is highly recommended to fully appreciate the flexibility, charm and potential this unique home offers.

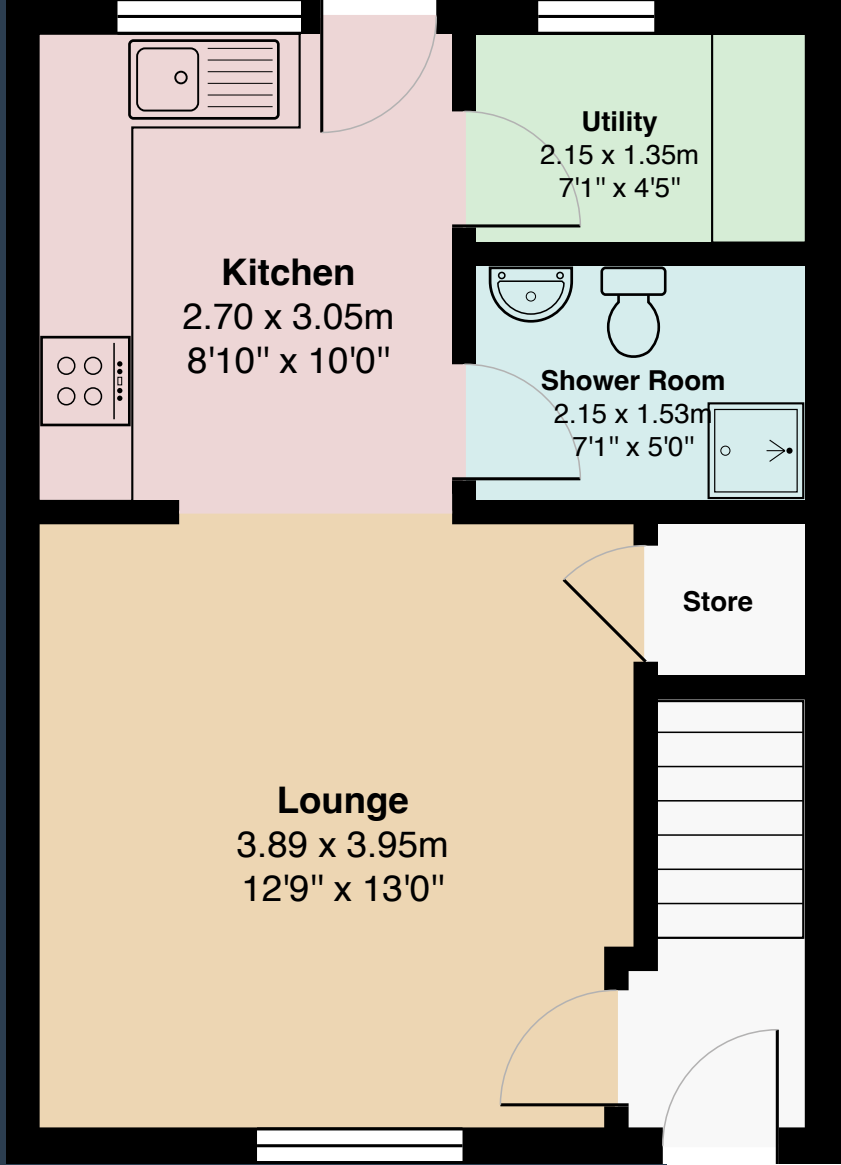


The Kitchen

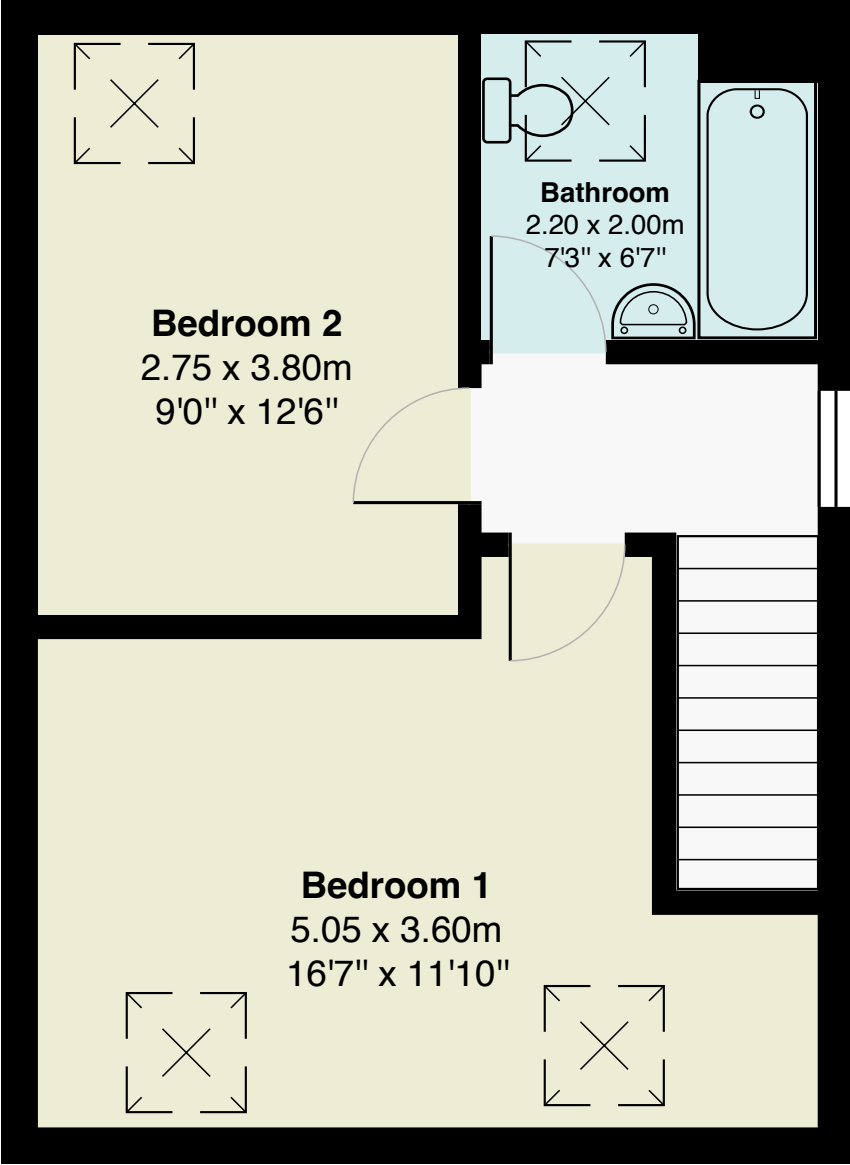




Floor Plan

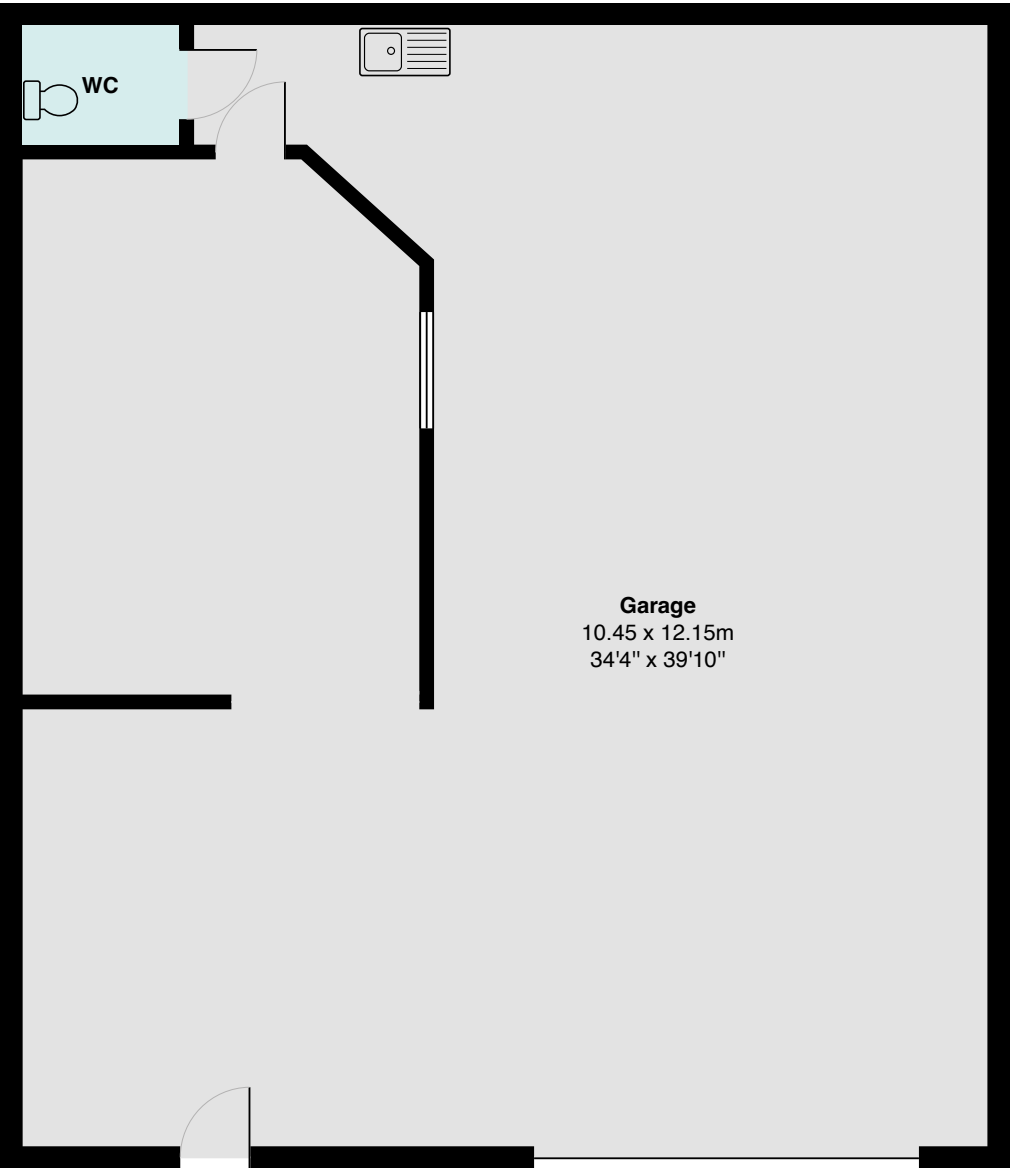


Internal floor area (m²): 68m²





Workshop & Garage



The Location



School Street is located in the heart of Port Charlotte, a charming conservation village on the Isle of Islay, known for its stunning coastline and relaxed way of life. The village offers a range of local amenities including a shop, café, hotel, pub, primary school and medical facilities.

Islay is world renowned for its natural beauty and famous whisky distilleries, attracting visitors from across the globe while maintaining a strong and welcoming community. The island offers excellent opportunities for outdoor pursuits including walking, cycling, wildlife watching and water activities, along with a well regarded golf course nearby.

Despite its peaceful setting, Islay remains well connected with regular ferry services to the mainland and flights from Islay Airport. Port Charlotte offers a unique blend of tranquillity and accessibility, making it an exceptional place to live or invest.

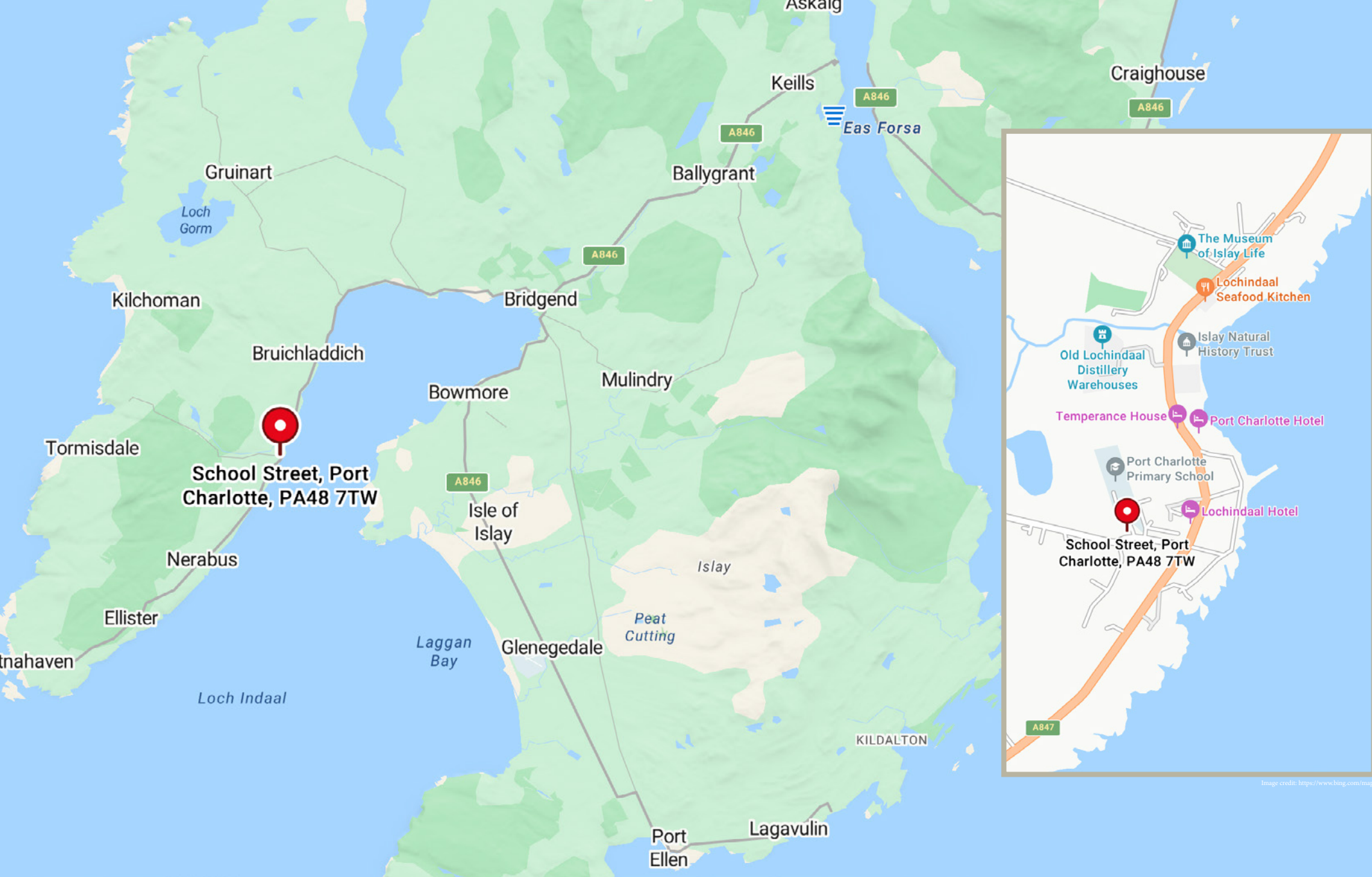


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