



## CURLACH

BOWMORE, PA43 7JQ

**OFFERS OVER £550,000**

Ready to find your dream home? This executive-style detached family home above the bustling village of Bowmore is a rare gem. It's meticulously constructed, efficient, and perfect for families and retirees alike.

Contact Stewart Balfour and Sutherland now to arrange a viewing and discover your new home on the beautiful Isle of Islay.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop

# CURLACH

- Truly outstanding detached bungalow located in large easily maintained gardens
- Great reception hall leading into an impressive vaulted living room
- Stunning contemporary kitchen with plenty of space
- 3 large double bedrooms, master en-suite
- Generous garden grounds with great views and lots of potential
- Several very useful outbuildings / home offices



Welcome to Curlach, a superb, modern, and energy-efficient home that seamlessly blends a spacious, contemporary interior with the cozy charm of an island retreat.

## A Private and Welcoming Residence

Curlach impresses from the moment you approach, sitting far back from the quiet country road that leads into Bowmore, ensuring both great privacy and a commanding setting. The formal entrance is to the rear of the property, providing access to a vestibule with a useful storage cupboard. This room, in turn, leads through to an impressive central hallway, which serves as the heart of the home, providing access to all further accommodation and boasting several deep storage cupboards. Directly in front of the reception hall, a large living room beckons you inside. This beautiful room is enhanced by a centrally located log-burning stove with attractive glazed walls on either side, creating a true statement piece. The high vaulted ceiling further enhances the "wow" factor. Adjacent to the living room, you'll find a very large kitchen and dining room with a modern feel. It features an amazing array of wall and base units, along with quality built-in appliances and worktops. A very large utility room and boot room is located off the kitchen and provides access to the rear garden—a great place to discard outdoor walking gear or let your muddy dog (or child) dry off....

## Spacious and Thoughtful Layout

Three very spacious bedrooms are located off the central hallway. A great feature of the home is that both the master bedroom and bedroom two have lovely en-suite shower rooms and great built in storage, perfect for when guests come to stay. The internal accommodation is completed by an excellently appointed family bathroom. There is a large loft area and the house is efficiently heated via an air source heat pump.

## Outdoor Living and Stunning Landscapes

Externally, there are several useful outbuildings, with one of them modified to create a superb home office that would also work well as an artist's studio. The gardens, while large, are generally flat and easy to maintain. The current owner has beautifully landscaped the grounds to create several distinct yet flowing sections. There is a large lawn laid mainly to the front of the property, and seating areas have been created on raised timber-decked sections. A small orchard boasts a good range of fruit trees. There is also a slightly elevated area of ground that makes for a fabulous viewing point to look out over the neighboring landscape; on a clear day, the Paps of Jura are visible.

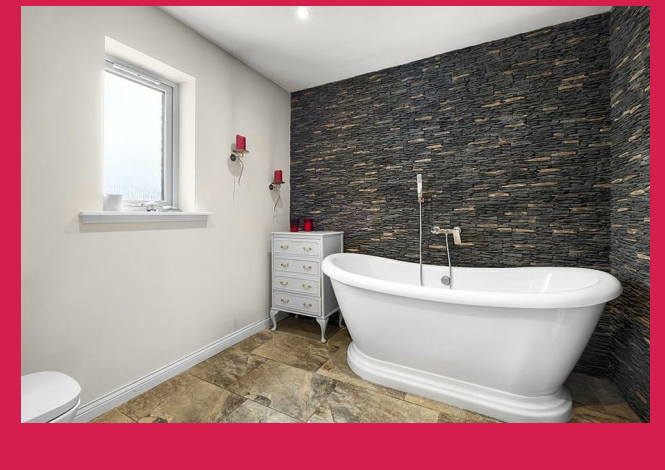
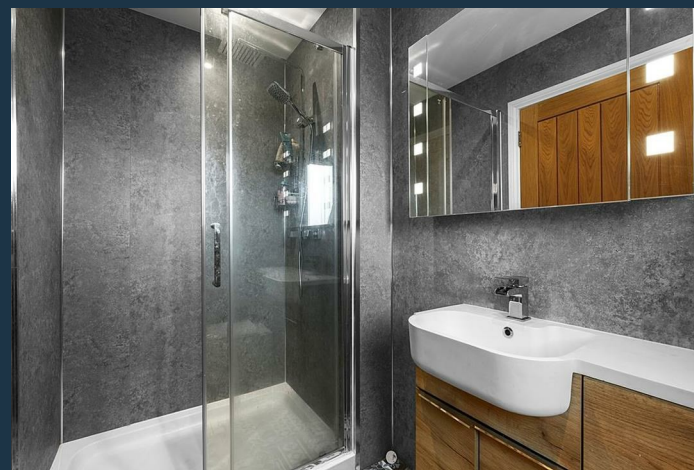
Properties of this caliber are a rarity on the market, so early viewing is highly recommended.

THE HOME REPORT CAN BE FOUND IN THE BROCHURE TAB ON RIGHTMOVE.

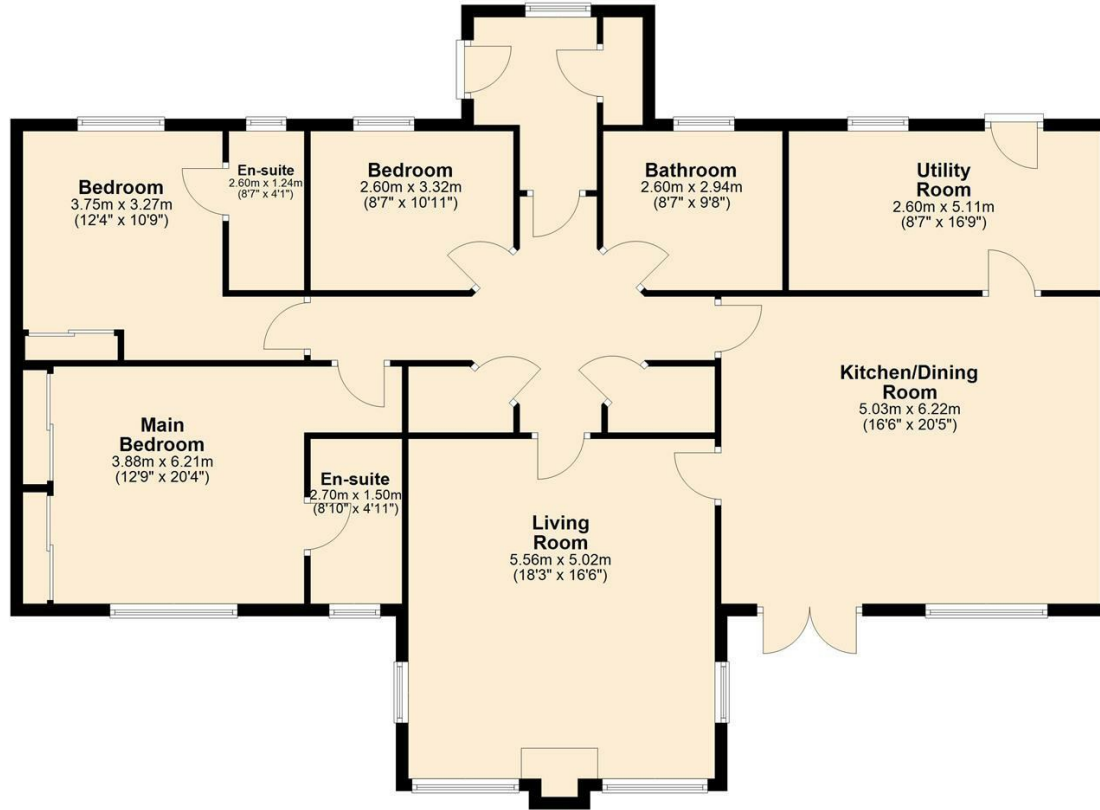




# CURLACH



**Ground Floor**  
Approx. 155.9 sq. metres (1678.6 sq. feet)



Total area: approx. 155.9 sq. metres (1678.6 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.

Campbeltown  
Kinloch Hall  
Lochend Street  
PA28 6DL  
Campbeltown  
Argyll  
PA28 6DL

01586553737  
sales@sbsproperty.co.uk  
sbsproperty.co.uk

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop