McEwan Fraser Legal
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33 BAY VIEW, PORT WEMYSS, ISLE OF ISLAY, PA47 7SU



MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT 33 BAY VIEW, A CHARMING HOME IN A WONDERFUL COASTAL SETTING.

Originally a single-storey cottage, the property has been extended while retaining its original ground-floor bedroom, which can be used as a third bedroom or additional reception space. Its flexible layout and peaceful surroundings make it an excellent choice for first-time buyers, growing families, downsizers or those seeking a relaxed island lifestyle.

Entering from the side of the property, you are welcomed into a bright hallway providing access to the ground floor accommodation. The spacious lounge and ground floor bedroom are situated to the right, while the shower room, kitchen and separate utility room can be found to the left. The first floor offers two further double bedrooms and the main bathroom.









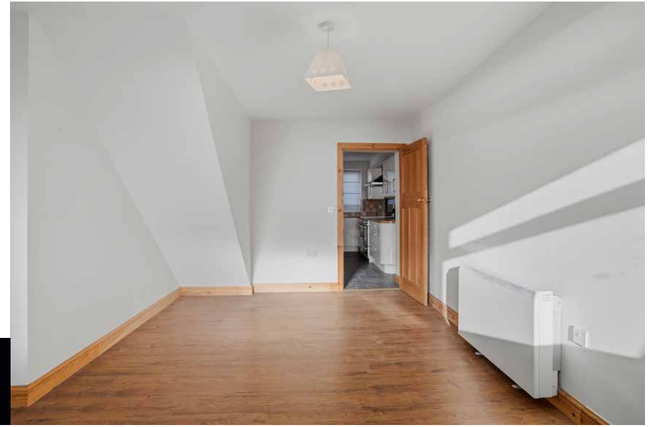
The lounge is a warm and inviting space, with a large front-facing window allowing plenty of natural light to fill the room while enjoying lovely views across the sea towards Ireland. A feature wood-burning stove creates an attractive focal point, adding character and charm while making this an ideal space to relax with family or entertain guests.



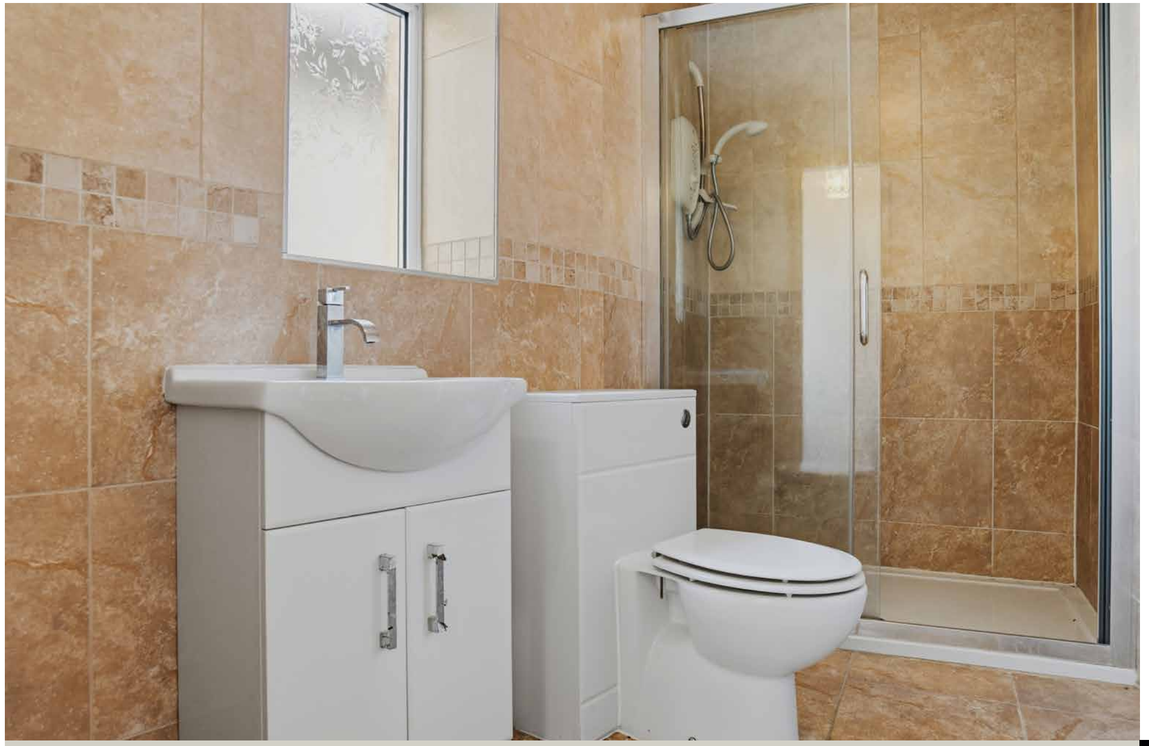


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The original ground floor bedroom is generously proportioned and offers excellent flexibility. It can be used as a third bedroom or an additional reception space, such as a dining room. The room also benefits from direct access to the outside of the property.



The spacious ground floor shower room is fully tiled and provides a practical and convenient facility for family members and guests.



The kitchen is generously sized and full of character, featuring an electric range cooker and an attractive backsplash. Its practical U-shaped layout provides excellent worktop space and storage, making it well suited to everyday cooking and family life. Adjacent to the kitchen, the separate utility room offers additional practicality, with further kitchen units providing useful storage and space for freestanding appliances.



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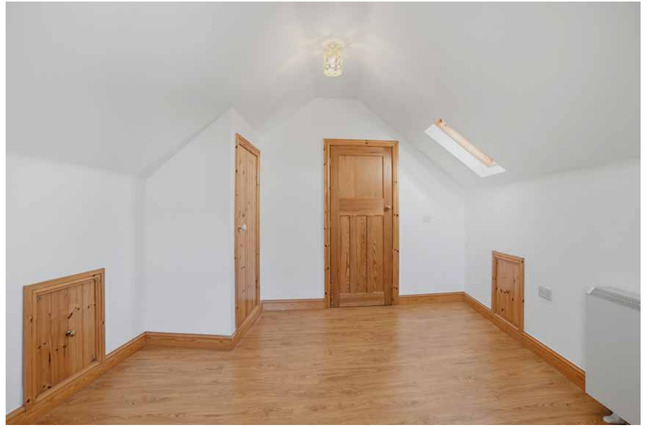




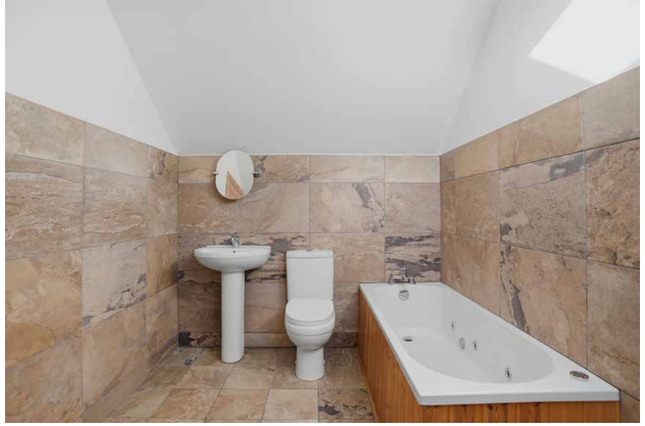








On the first floor, the landing leads to two well-proportioned double bedrooms and the main bathroom. Both bedrooms are comfortably sized and finished in neutral décor, offering a blank canvas for the new owners to make their own. The main bathroom completes the accommodation and features a bath, wash hand basin, WC and heated towel rail.







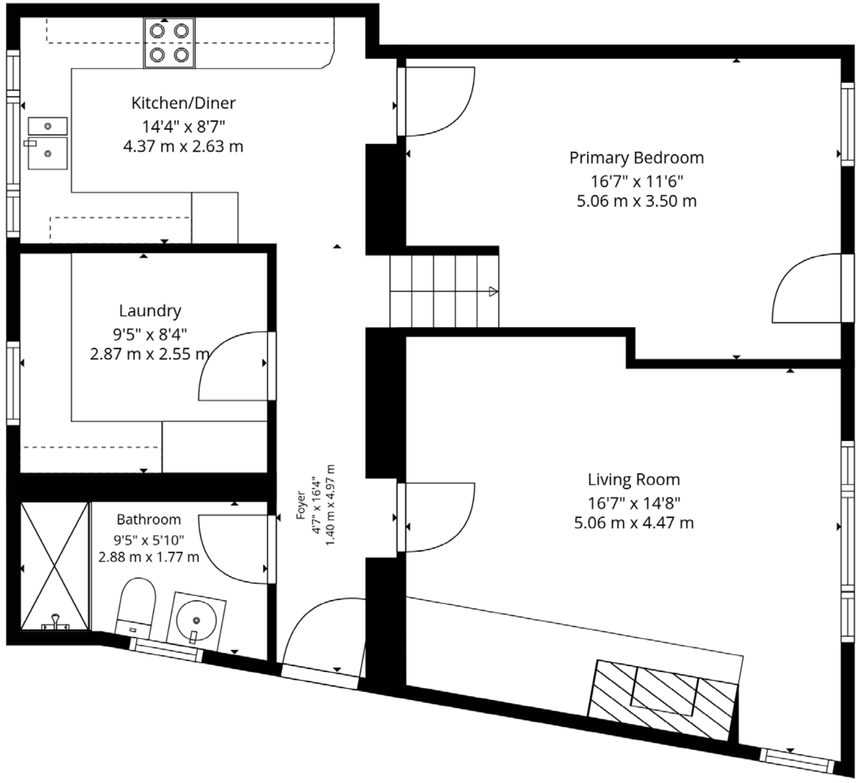
Externally, the property benefits from private off-street parking and a particularly attractive viewing hut, providing a wonderful spot to enjoy a morning coffee, take in the coastal surroundings or watch the sunset. The combination of flexible accommodation, outdoor space and beautiful views makes this a lovely home in a special setting.

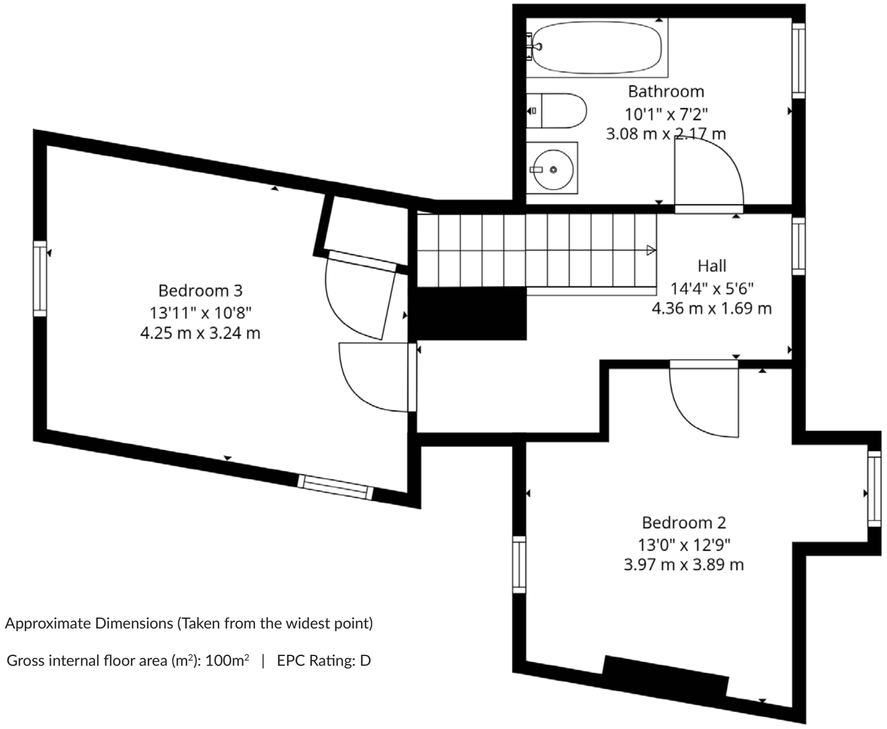
Early viewing is highly recommended to fully appreciate the character, flexible layout and stunning coastal location this property has to offer.





FLOOR PLAN
& DIMENSIONS





Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 100m^2 | EPC Rating: D

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BAY VIEW IS SITUATED WITHIN THE PICTURESQUE COASTAL VILLAGE OF PORT WEMYSS ON THE ISLE OF ISLAY, ENJOYING A PEACEFUL SETTING WITH BEAUTIFUL COASTAL SURROUNDINGS AND VIEWS ACROSS THE SEA TOWARDS IRELAND.

The village offers an ideal setting for those seeking a quieter pace of life, surrounded by the natural beauty of the west coast.

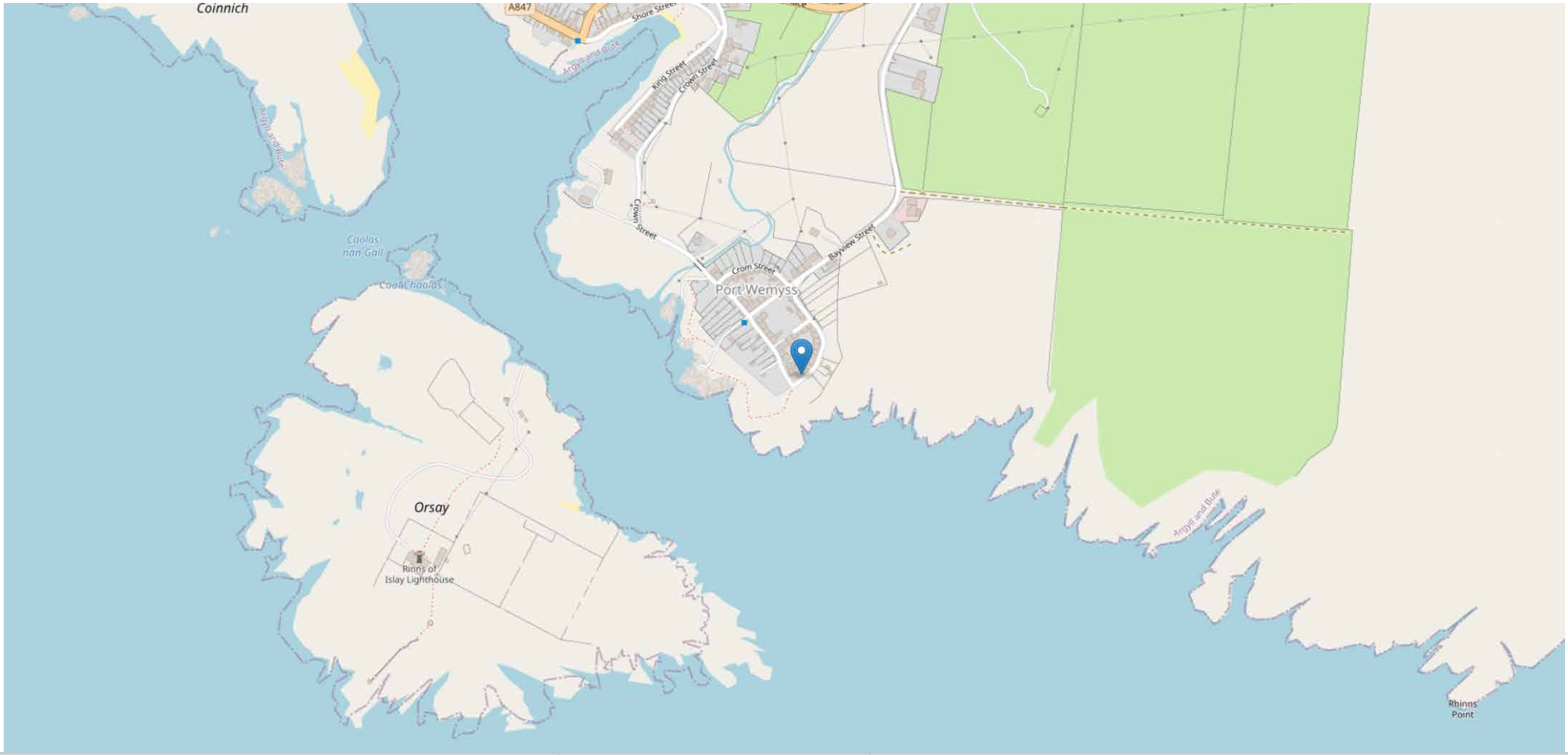
The Isle of Islay is renowned for its stunning scenery, beautiful beaches and world-famous whisky distilleries. The island offers plenty of opportunities for walking, cycling, wildlife watching and water-based activities, while its welcoming communities and relaxed lifestyle make it a special place to call home.

Port Wemyss is connected to the mainland by ferry services from Port Askaig and Port Ellen, with Islay Airport also providing flights to the mainland. Local road links connect Port Wemyss with the island's neighbouring villages and amenities, making it possible to enjoy the peace of coastal living while remaining connected to the wider island.









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Part Exchange Available

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SCOTLAND ESTATE AGENCY of the YEAR
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