



## **DAMAOIDH PORT CHARLOTTE, PA48 7UD**

## **OFFERS IN THE REGION OF**

Set in an invigorating elevated position high above Port Charlotte, Damaoidh is a SINGLE STOREY HOUSE of traditional construction, with stone walls and a pitched slated roof, believed to have been built in the 1890s. The property has deteriorated over recent years and is currently unoccupied. Complete refurbishment and upgrading will be required to return the house to its former glory. It presents as a project and an opportunity for the keen purchaser who is looking to restore and then enjoy a potentially marvellous permanent or holiday home. The current condition of the property and the need to reinstate an access road to it, along the line of its servitude route, are of course reflected in the price sought

**Stewart Balfour & Sutherland**  
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- Come and discover a stunning development site on Islay
- Stunning views over the rugged Islay coastline
- Perfect spot to create your own dream home
- The current building would blend superbly with an extension
- Has to be viewed to fully appreciate whats on offer

Damaoidh occupies an outstanding site, bordered by croft land, with super views to the north-east, east and south over Loch Indaal and Port Charlotte. On a clear day, the Paps of Jura, Bowmore, Laggan Point, the American monument on the Mull of Oa, and Northern Ireland can all be seen.

The property is accessed by way of a private track which leads in a north-westerly direction from the former Free Church Manse beside the main A847 road from Bruichladdich towards Port Charlotte. After about half a mile, the track loops left around the house known as Lorgbaw Hill after which it more or less peters out. About 200 metres of track leading generally in a north-easterly direction from beyond Lorgbaw Hill to Damaoidh needs to be reinstated.

The plot extent is measured at 1086 square metres (about a quarter of an acre) and is indicated outlined red on the appended plan. The last part of the access servitude route is also shown coloured orange.



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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