



## **2A CARNDUNCAN ISLE OF ISLAY, PA44 7PS**

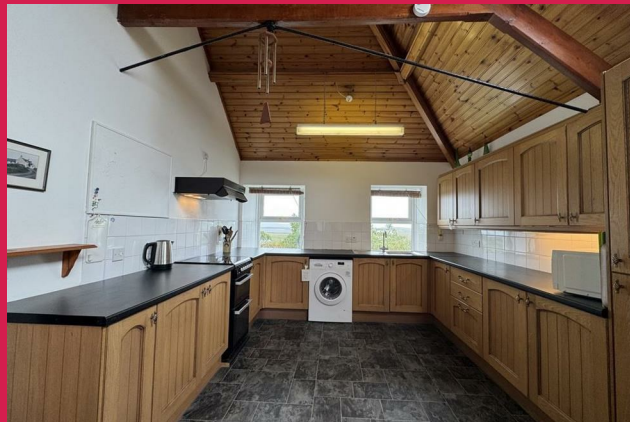
**OFFERS OVER £210,000**

A two bedroom single storey semi-detached cottage set in a spectacular elevated position with views across open fields to Loch Gorm. This property has a history of being a great permanent home and could also be a superb island retreat or lucrative holiday home (subject to permissions being sought and gained).

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

## 2A CARNDUNCAN

- Lovely cottage in a superb setting • Move in condition • Far reaching views over Loch Gorm • Easily run home or lucrative holiday rental • No onward chain • Don't miss your chance. CALL NOW TO ARRANGE YOUR VIEWING



Set in a spectacular elevated position with views across open fields to Loch Gorm and beyond, 2a Carnduncan is a two bedroom single storey SEMI-DETACHED COTTAGE of traditional construction.

Whitewashed externally, with a pitched and slated roof, the property occupies a particularly atmospheric position within the hamlet of Carnduncan with the sound of the Atlantic Ocean waves crashing on Saligo Bay and Kilchoman Beach only a few minutes drive away.

The accommodation, which is in move in condition, comprises hallway, large open plan lounge/kitchen/diner with multi-fuel stove and a fabulous vaulted ceiling, two bedrooms, one which is a cosy single bedroom, one a spacious double with built in storage. The internal layout is completed by a bright shower room. Additional storage space is provided by the floored and lit loft, access via the loft hatch and the fitted pull-down aluminium loft ladder. The central heating is provided by an oil fired external boiler. The property is double glazed throughout.

Externally, there is space to park outside of the cottage in two areas.

Plenty of outdoor space is provided both to the side and rear of the property as well as the lovely small walled garden to the front of the property which offers a great spot to enjoy the views.

Carnduncan is located near the west coast of the Rhinns of Islay, only ten minutes or so from Bruichladdich. Village shops with post offices are in Port Charlotte and Bruichladdich, as well petrol stations in Bridgend and Port Charlotte. The island's two ferry ports are located at Port Askaig (17 miles) and Port Ellen (20 miles). The local airport is approximately 17 miles away at Glenegedale, Port Ellen. The nearest primary school is in Port Charlotte village, and Islay High School is in Islay's main village, Bowmore. School transport is provided.

Kilchoman Distillery with its lovely cafe is only minutes away from the property by car.

THE HOME REPORT CAN BE FOUND AT THE END OF THIS DESCRIPTION IN THE BROCHURE TAB ON RIGHTMOVE.

### SERVICES

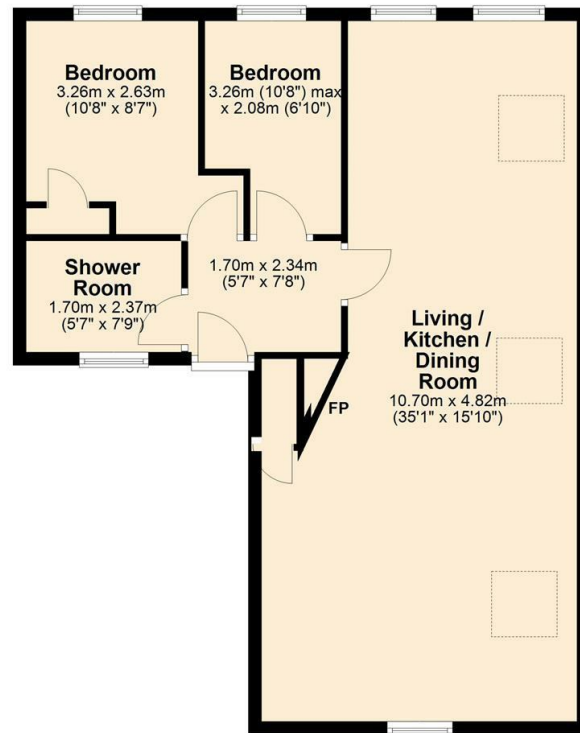
Mains electricity; Private drainage; Private water.





### Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 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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