



**PIER HOUSE BRUICHLADDICH**  
**ISLE OF ISLAY, PA49 7UN**

**OFFERS OVER £430,000**

Stewart Balfour and Sutherland welcome you to Pier House, Bruichladdich, an impressive detached family home which has outstanding views, lots of space and very private gardens. Located in the heart of the village this property really has it all. Call now to arrange your viewing.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# PIER HOUSE BRUICHLADDICH

- Stunning waterfront views • Sandy beach on doorstep • Modern kitchen dining room • First floor living room • 4 spacious double bedrooms • Master with en suite • Coastal themed gardens • Plenty of private parking • Heart of Bruichladdich • Lucrative holiday rental



Nestled in the picturesque village of Bruichladdich on the enchanting Isle of Islay, this stunning detached house offers a unique opportunity for both comfortable living and investment. Built in 2003, this impressive property spans an expansive 2,314 square feet and boasts breathtaking waterfront views that are sure to captivate any visitor.

As you step inside, you are greeted by a large, modern interior that is both stylish and functional. The heart of the home is the impressive kitchen dining room, perfect for entertaining family and friends. The first-floor living room is designed to maximise the stunning views, providing a serene space to relax and unwind.

This delightful residence features four spacious double bedrooms, including a master suite with an en suite shower room, ensuring ample space for family or guests. A separate family bathroom adds convenience for all.

The property is set within easily maintained gardens that reflect a charming coastal theme, allowing you to enjoy the beauty of the outdoors without the hassle of extensive upkeep. With plenty of private parking available, accessibility is never a concern.

One of the standout features of this property is its prime location, with a lovely sandy beach literally on your doorstep, perfect for leisurely strolls or enjoying the fresh sea air. Currently operating as a lucrative holiday rental business, this home presents an excellent investment opportunity while also serving as a wonderful family residence.

In summary, this exceptional property in Bruichladdich combines modern living with stunning natural beauty, making it a must-see for anyone seeking a home or investment in this idyllic part of Scotland.







# GARDEN GROUNDS





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

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