

COULTERS[©]

HOPE LOWER KILCHATTAN

ISLE OF COLONSAY, PA61 7YR

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A charming and comfortable 3 bedroom detached bungalow situated on the west coast of Colonsay, whose elevated position overlooking Port Mór offers views of some of the most dramatic seascapes - and spectacular sunsets - to be found on the island.

KEY FEATURES



Charming detached bungalow with appealing layout



Three double bedrooms, one with en-suite bathroom



Generous 0.5 acre private garden grounds



Ample parking and a sizeable garage/shed.



Peacefully with panoramic views of the sea and hills to north and south



Well presented, spacious accommodation



EPC Rating - D



Council Tax Band - E



Originally built in 2001 and substantially re-modelled in 2018, the property comprises - entrance porch; hallway with WC; large kitchen/dining room with huge central island and access out to a deck with glazed balustrade; master bedroom with ensuite facilities including both shower and bath as well as walk-in wardrobe; two further double bedrooms; a family bathroom; a sitting room with windows on three sides offering panoramic views of the island and the sea; and a utility room off the kitchen housing the boiler and leading to the back door.

Floor covering is seagrass throughout, with cork tiles in the kitchen and travertine tiles in the bathrooms. The property has double glazing throughout, oil central heating and there is a septic tank.





THE LOCAL AREA

The Isle of Colonsay is a beautiful and unspoilt island in the southern Inner Hebrides, lying to the west of the Argyll mainland. Known for its sweeping sandy bays, dramatic Atlantic coastline and abundant wildlife, Colonsay offers a peaceful island lifestyle while remaining accessible from the Scottish mainland.

The island is reached by ferry from Oban, with regular sailings operated by Caledonian MacBrayne taking approximately 2 hours 20 minutes. Oban lies about 95 miles from Glasgow and approximately 130 miles from Edinburgh. There are also limited scheduled flights to Colonsay from Oban Airport.

Despite its tranquil setting, Colonsay has a welcoming community and a range of local amenities including a shop, hotel, café and harbour facilities centred around the village of Scalasaig. Colonsay also benefits from an excellent primary school and a resident doctor.

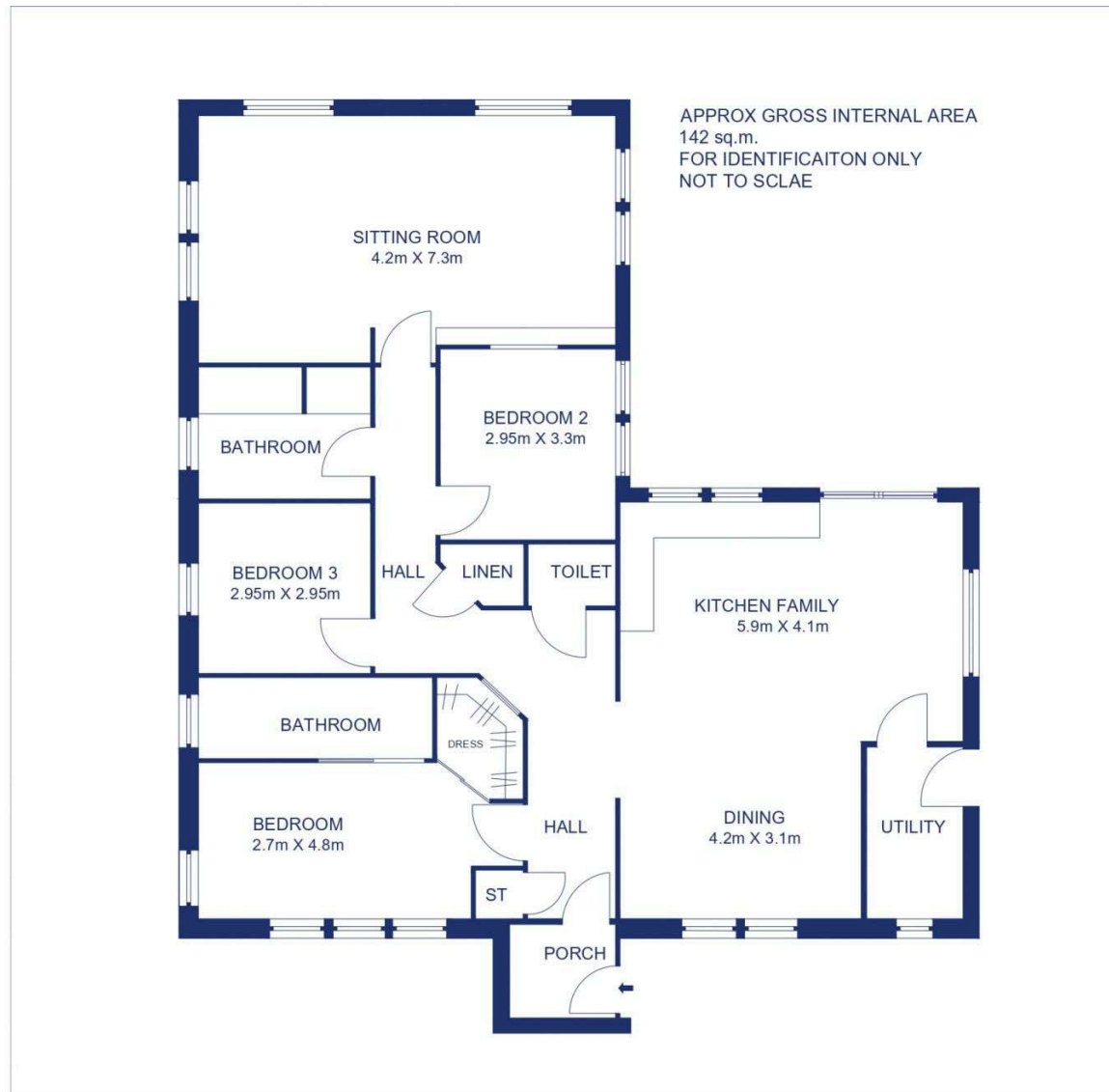
The island boasts a challenging 18 hole golf course; many of the most wonderful beaches in Scotland (with the opportunity to spot otters and seals); coastal walks to challenge young and old; excellent fly fishing for the native, wild brown trout on the Islands Lochs; and dramatic cliffs, home to thousands of nesting guillemots, terns and seagulls - as well as Golden and Sea eagles. The neighbouring Island of Oransay is connected to Colonsay by a tidal causeway and is home to an historic Priory.

EXTRAS

All fitted carpets, blinds, light fittings (excluding the brass wall sconces in bedroom 2) and kitchen appliances are included in the sale, as well as the projector, Freesat box and drop-down screen in the sitting room. Other furniture may be available by separate negotiation.

HOME REPORT VALUATION: £325,000





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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.