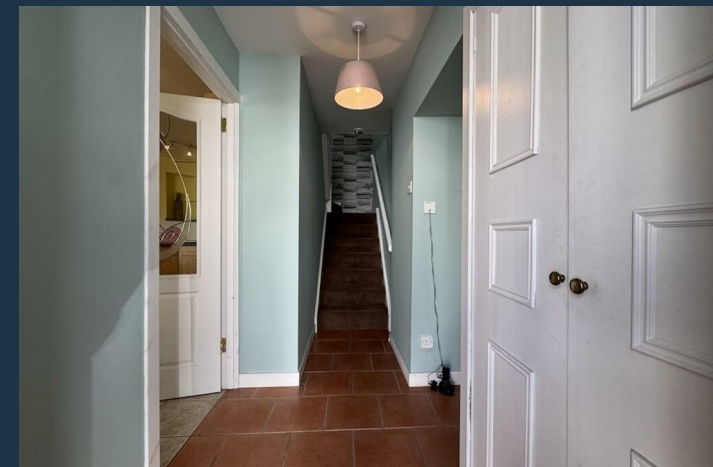




## TIGH FINLAGGAN, SHORE STREET, BOWMORE ISLE OF ISLAY, PA43 7LB

**OFFERS OVER £135,000**

Stewart Balfour and Sutherland are delighted to bring to the market this spacious three-bedroom home in the heart of Bowmore, offering flexible, low-maintenance accommodation within easy reach of the town's shops, restaurants and amenities – ideal as a permanent home or potential holiday let.

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

# TIGH FINLAGGAN, SHORE STREET BOWMORE

- Three-bedroom end-terrace • Central Bowmore location • Spacious living/dining room • Low-maintenance property • Excellent holiday-let potential



Stewart Balfour and Sutherland are delighted to bring to the market Tigh Finlaggan, a spacious three-bedroom end-terraced house nestled within a sought-after area of Bowmore on the Isle of Islay.

Offering flexible accommodation over two levels and an exceptionally convenient location, the property would make an ideal first-time purchase, permanent home or potential holiday-let investment, subject to the necessary licensing and consents.

The accommodation opens into a welcoming entrance hallway with useful storage cupboards. To the right is a spacious living room with ample room for both lounge and dining furniture, together with a window overlooking Shore Street and providing excellent natural light. To the left of the hallway is a well-proportioned kitchen/breakfast room, fitted with a good range of wall and base units and offering space for informal dining. A window to Shore Street creates a bright and pleasant space.

Stairs rise to the first-floor landing where three bedrooms can be found. Two are generous double bedrooms positioned to the front of the property, while the third bedroom is situated to the rear and benefits from a Velux window and mirrored fitted wardrobes. A three-piece family bathroom completes the internal accommodation.

Although the property has no private outside space, this makes it particularly easy to maintain and is complemented by its excellent central location. Bowmore is Islay's principal town and offers an excellent range of everyday amenities including primary and secondary schooling, a swimming pool, independent shops, hotels, bars and restaurants. Its central position also provides a convenient base from which to explore Islay's renowned coastline, scenery and distilleries.

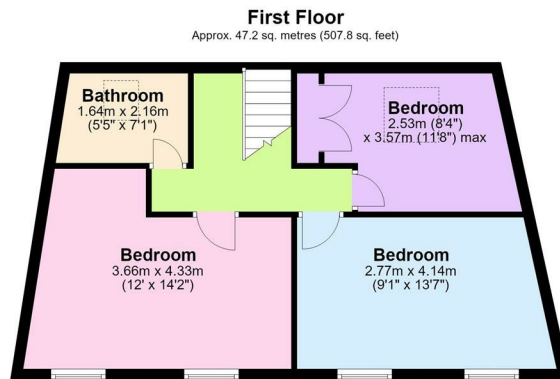
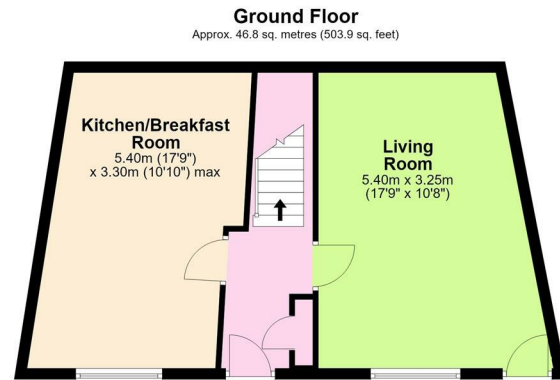
With its spacious accommodation, central location and low-maintenance nature, Tigh Finlaggan offers an appealing opportunity for first-time buyers and those seeking an Islay base or potential holiday-let property.











Total area: approx. 94.0 sq. metres (1011.7 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

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