

Kilslevan House

PORT CHARLOTTE, ISLE OF ISLAY, PA48 7UD



STUNNING 4/5 BEDROOM DETACHED HOUSE SET CLOSE TO PORT CHARLOTTE WITH AN UNINTERRUPTED VIEW OF BEAUTIFUL LOCH INDAAL.



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McEwan Fraser is proud to present Kilslevan House, Port Charlotte, a truly special 4/5 bedroom detached home in one of the best locations on Islay. A former Manse built c.1860, it offers generous living space and a wealth of traditional features. This is a rare opportunity to acquire a home of real character and flexibility.

THE PROPERTY

From the moment you step inside, there is a sense of space and charm. A bright entrance vestibule leads into the main ground floor accommodation, where you will find a lovely sitting room, a formal dining room, a study, a spacious kitchen and a utility room with an adjacent WC.

The sitting room is a standout space with high ceilings, a beautiful fireplace and a large window looking onto the garden, Loch Indaal and the hills beyond. It is an inviting room, perfect for quiet evenings and for entertaining guests. The elegant dining room sits just across the hall, also with a large window giving a lovely view of the garden and the loch and provides the ideal setting for family meals and special occasions.



THE PROPERTY

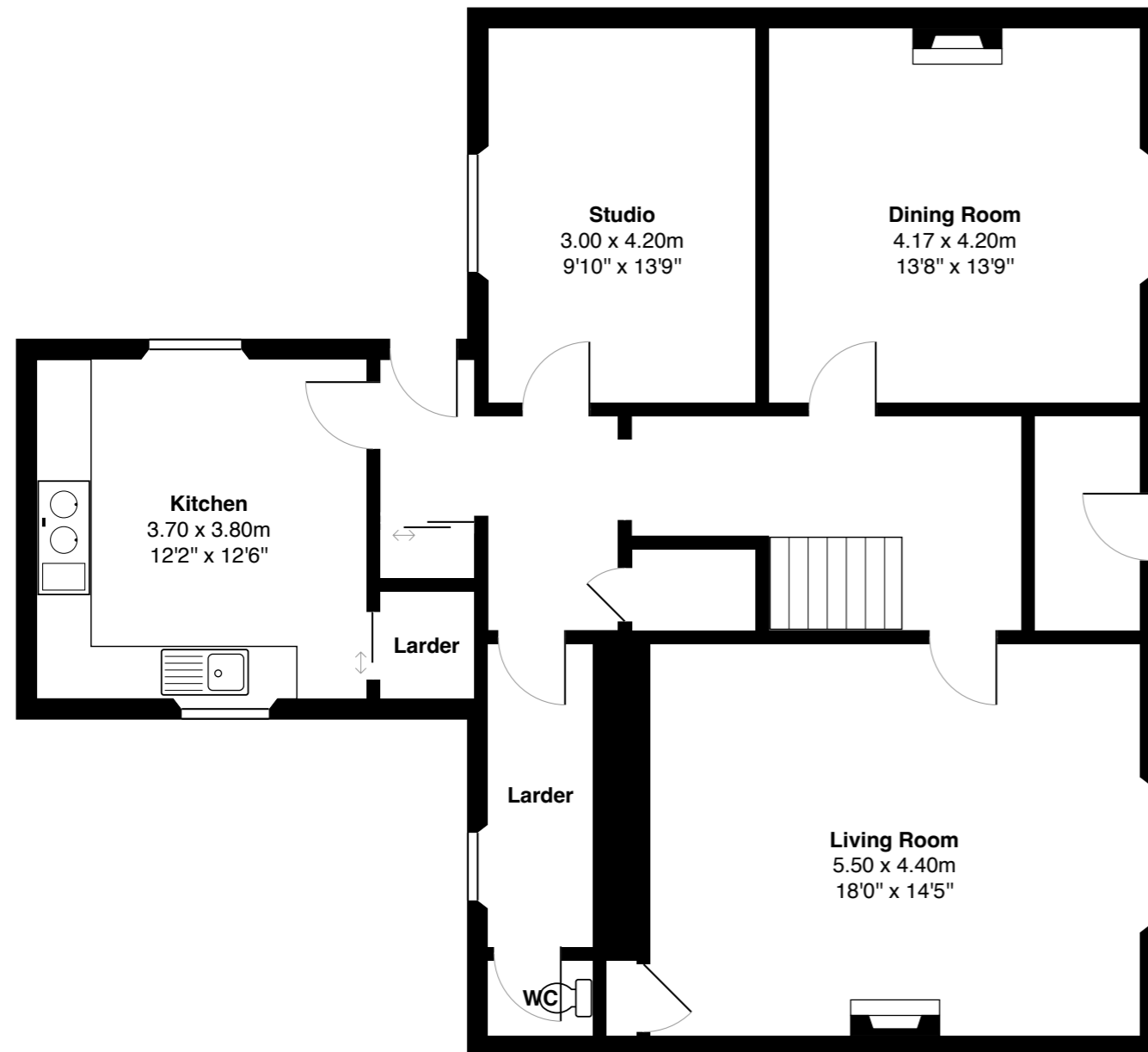
To the rear of the house, the kitchen offers ample worktop space and excellent storage. It has a 4 oven Aga, so is always a warm and cosy room for everyday living and eating. A beautiful curved staircase leads from the front hall to a light and airy landing, which enhances the sense of space throughout the home.



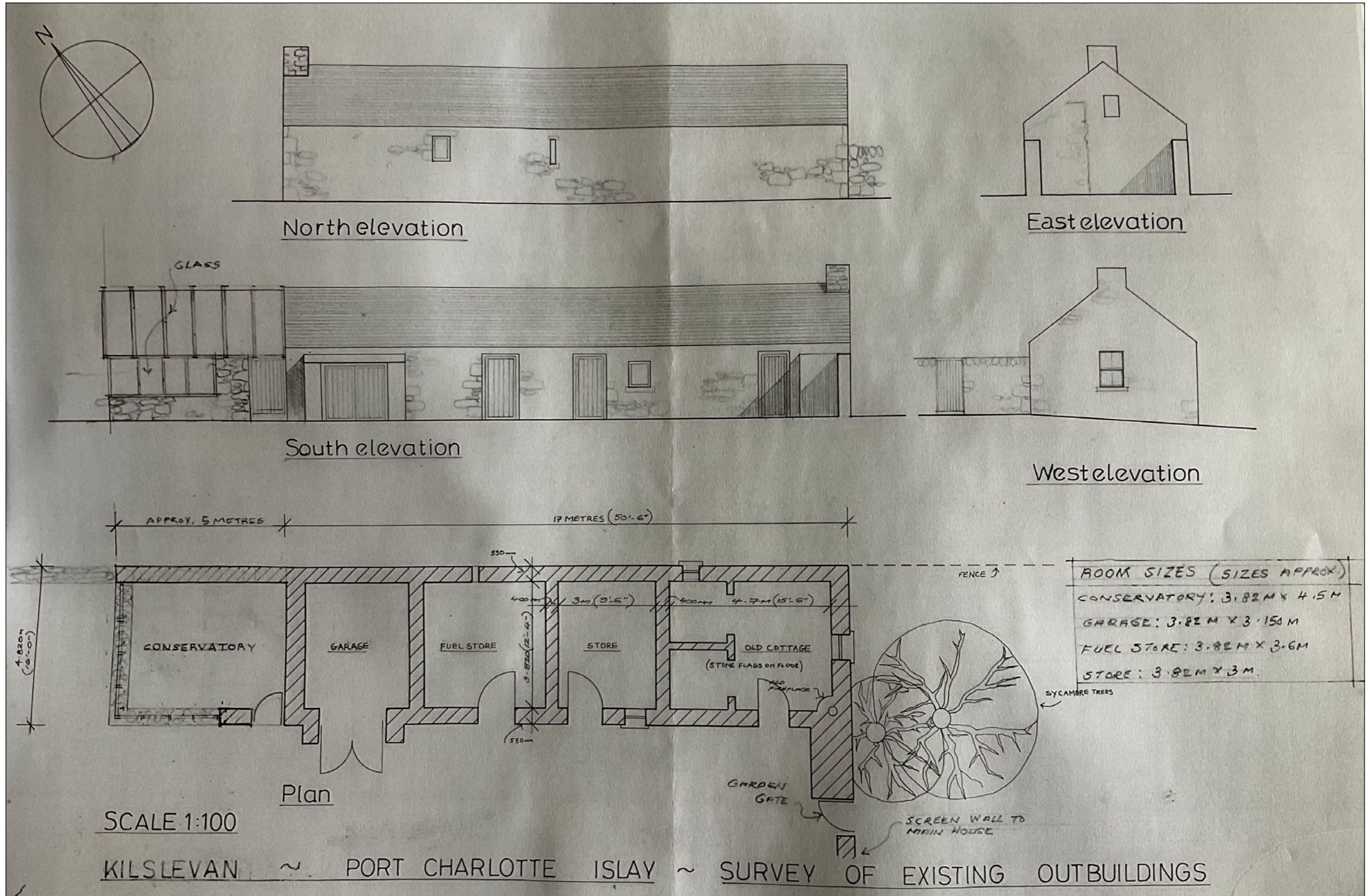
THE PROPERTY

The principal bedroom, with a fireplace, overlooks the front garden and the loch. It has an en-suite bathroom and an adjacent small kitchen, so that, if desired, it can create a self-contained living space which would be ideal for guests, extended family or potential holiday-let use. Bedroom 2, also overlooking the garden and Loch Indaal, is currently used as a working studio. Bedrooms 3 and 4, overlooking the extensive back garden, are generous doubles with built-in storage. Bedroom 5 at the front of the house accommodates a single bed. A well-appointed family bathroom, a separate WC and a large airing cupboard complete the upper level.





Gross internal floor area (m²): 233m²
EPC Rating: E



THE EXTERIOR

Externally, the property is equally impressive. Set within a one and a half acre plot, Kilslevan House enjoys uninterrupted views, to both the front and rear, of the natural beauty that makes Islay so special. The garden has many mature trees, shrubs, lawns, and a wild-flower meadow. A row of outbuildings is used as a fuel store, gardening store, workshop and garage, providing excellent additional space and potential. The traditional conservatory is a particularly charming feature and offers a peaceful, sheltered spot to sit in the garden.

This is more than just a home, it is a lifestyle opportunity in one of Scotland's most scenic island locations. Early viewing is essential to fully appreciate everything this unique property has to offer.







THE LOCATION

Kilslevan House is situated close to Port Charlotte, a charming conservation village on the Isle of Islay known for its stunning coastline and relaxed pace of life. The village offers a range of amenities including a well-regarded hotel, village shop, café, pub, petrol station, primary school and medical facilities.

Islay itself is famed for its natural beauty, long sandy beaches and world renowned whisky distilleries, attracting visitors from around the globe whilst still retaining a strong sense of community. Outdoor enthusiasts will find endless opportunities for walking, cycling, wildlife and bird watching, and water based activities. There is a very well appointed 18-hole golf course and hotel.

Despite its peaceful setting, the island remains well connected with regular ferry services to the mainland and flights from Islay Airport. Port Charlotte provides the perfect balance of tranquillity and convenience, making it an exceptional place to call home.



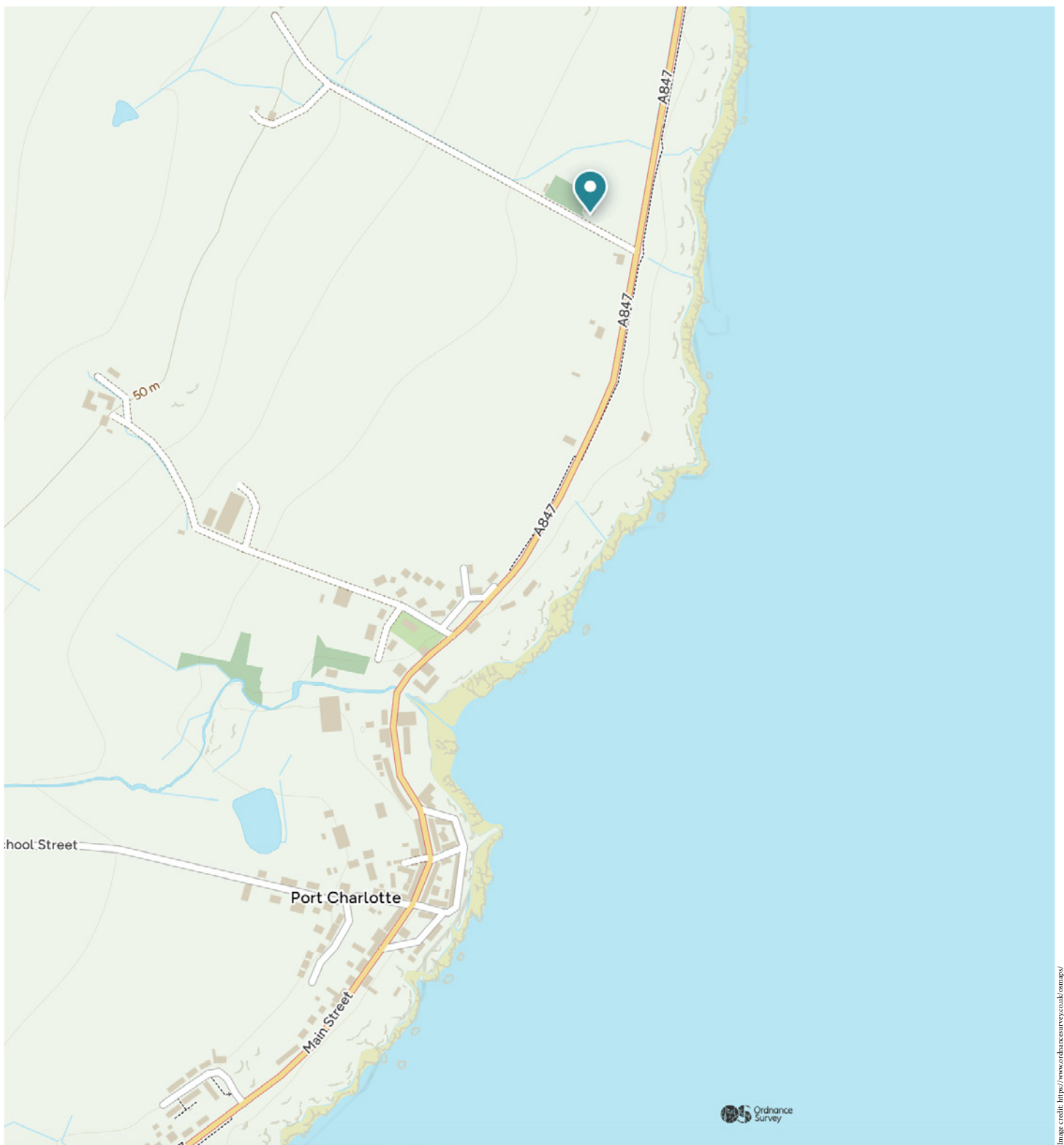


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