



**GLENVIEW 5 CHURCH STREET,
ISLE OF ISLAY, PA47 7SL**

OFFERS OVER £260,000

Stewart Balfour & Sutherland are delighted to bring to the market this beautifully refurbished semi-detached home. If your looking for stylish living in one of Islay's most sought-after locations this house should definitely be on your viewing list.

Stewart Balfour & Sutherland
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GLENVIEW 5 CHURCH STREET

- 2 spacious double bedrooms • Stylish en-suite shower rooms • Open-plan kitchen/dining area • Bright, dual-aspect living space • Charming fireplace in lounge • Sunny rear terrace access • Substantial basement for storage • Picturesque coastal village setting • Close to iconic Portnahaven Church



Occupying an elevated position within the picturesque coastal village of Portnahaven, Glenview is a beautifully refurbished semi-detached home arranged over two storeys with a substantial basement level, offering a rare opportunity to acquire a stylish family home in one of Islay's most sought-after locations. Extensively modernised and sympathetically improved in recent years, the property combines contemporary living.

Upon entering the property, you are immediately welcomed by a wonderful sense of space and light. The entrance hallway provides an open and inviting feel, with the impressive open-plan kitchen and dining room situated to the right-hand side. Enjoying a dual aspect to both the front and rear, this superb entertaining space is flooded with natural light throughout the day.

The well-appointed kitchen offers an extensive range of quality wall and base units, generous worktop space, and provides the perfect setting for everyday family life as well as entertaining friends and guests.

Positioned to the left of the hallway is the spacious living room, a delightful reception room featuring an attractive fireplace that creates a warm and welcoming focal point. Two windows to the front enjoy views towards the iconic Portnahaven Church, while patio doors open directly onto a sunny rear terrace, seamlessly connecting the indoor and outdoor living spaces. The ground floor accommodation is completed by a particularly useful WC and a practical utility cupboard, providing valuable additional storage and convenience.

Stairs rise to the first floor, where two generously proportioned double bedrooms can be found. Both bedrooms benefit from fitted wardrobes and stylish en-suite shower rooms, offering excellent comfort and privacy. A large walk-in wardrobe, which also houses the hot water cylinder, provides further valuable storage.

Externally, Glenview enjoys an enviable setting within the charming conservation village of Portnahaven, renowned for its whitewashed cottages, sheltered harbour and spectacular coastal scenery. The village offers a wonderfully relaxed pace of life, with coastal walks, abundant wildlife, and frequent sightings of seals basking around the harbour providing an ever-changing backdrop. The surrounding coastline offers breathtaking sunsets, excellent opportunities for walking, photography, kayaking and sea fishing, making Portnahaven a truly special place to call home or enjoy as a holiday retreat.

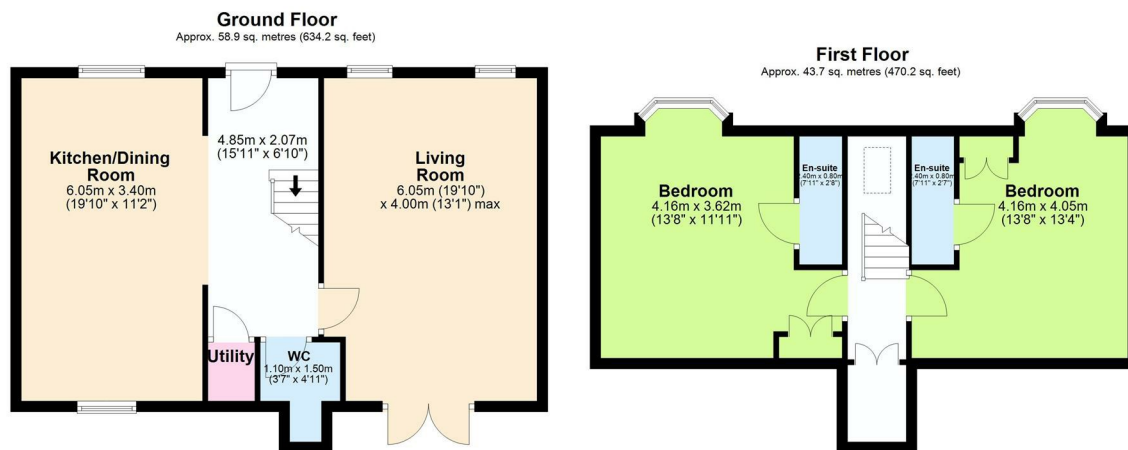
The Isle of Islay itself has earned an international reputation as one of Scotland's premier island destinations. Affectionately known as the "Queen of the Hebrides", Islay is celebrated worldwide for its iconic whisky distilleries, many of which attract visitors from across the globe each year. The island also boasts exceptional golfing, with renowned courses offering memorable rounds against spectacular coastal scenery. Combined with miles of unspoilt beaches, outstanding wildlife, world-class birdwatching, sailing, fishing and a welcoming island community, Islay offers an enviable lifestyle that continues to attract homeowners, holidaymakers and investors alike.

Beautifully presented throughout while still offering significant scope to create additional accommodation, Glenview represents a rare opportunity to acquire a superb coastal home in one of Scotland's most desirable island locations.









Total area: approx. 102.6 sq. metres (1104.5 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

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