



**FULLY SERVICED BUILDING PLOT AT CARNDUNCAN  
ISLE OF ISLAY, PA44 7PS**

**GUIDE PRICE £135,000**

\*\*\* FULLY SERVICED BUILDING PLOT \*\*\*

Build your dream home on Islay and wake up to breathtaking daily panoramas! This plot in Carnduncan offers stunning views of the Paps of Jura and Loch Gorm. Don't miss out on this rare opportunity to create a bespoke residence amidst Islay's charm and scenic beauty. Contact the selling agents today to arrange a viewing and take the first step towards island living!

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

• Superb SERVICED  
plot • Outstanding views  
in all directions • Outline  
planning permissions in  
place • Located in a  
small hamlet  
community • Easy  
reach to all local  
facilities • The ideal spot  
to build your dream  
home

imagine waking up to breathtaking panoramas overlooking the paps of jura and loch gorm. this exceptional 0.75-acre plot, nestled within rolling farmland at carnduncan, offers the perfect canvas to build your bespoke dream home.

the extensive plot which can be accessed off of new entrance provides ample flexibility for designing your ideal home and landscaping the surrounding area. an added advantage: water and treatment plant, electricity, and a private septic tank are already in place, saving you significant time and expense during construction. for the avoidance of doubt the private borehole supplies just this one plot and one other property as does the septic tank system.

planning permission in principle has been granted for the construction of a single house with new vehicular access. for full details, contact the selling agents at their property shop or visit the argyll & bute council website under a reference number 23/01058pp

located just off the b8018 up a shared private road on the west side of islay, this plot boasts convenient access to various island attractions. explore the bustling town of bowmore, just 12 miles away, or lose yourself in the beauty of the white sands of machair bay, a mere 4 miles distant. the stunning saligo and sanaigmore beaches are also a short drive away. nature lovers will also find solace at the nearby rspb wildlife reserve at loch gruinarth and the stunning sunsets on offer from this prime building plot are something to behold.

embrace the island lifestyle with activities like birdwatching, fishing, cycling, and invigorating hill walks and the many beautiful beaches. islay is also a haven for golfers, boasting challenging courses like machrie near port ellen. and for those seeking a taste of scotland's heritage, explore the island's renowned distilleries. for families port charlotte primary school is a short drive away and islay high school is located in bowmore village and for added convenience a school minibus serves both and stops at the carnduncan road end.

this rare opportunity grants you the chance to build your dream home in a truly idyllic setting. contact the selling agents today to arrange a viewing and take the first step towards islay living! don't miss out on the chance to create a bespoke residence amidst stunning scenery and convenient access to all that islay has to offer.



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 rely upon any statement, whether oral or written, made by the agents.

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