



**2 QUEEN STREET, PORTNAHAVEN
ISLE OF ISLAY, PA47 7SJ**

OFFERS OVER £280,000

Stewart Balfour and Sutherland are delighted to bring to the market this fantastic home which is located in one of the most beautiful corners of Islay, with lots of internal space, large front and rear gardens, great storage and a beautiful sandy beach at the end of the road, whats there not to like. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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2 QUEEN STREET

- 3 spacious bedrooms • 2 modern bathrooms • Large enclosed gardens • Outstanding coastal views • Thriving local community • Ideal for families • No onward chain • Early viewing a must • Perfect holiday home



Nestled in the charming village of Portnahaven on the picturesque Isle of Islay, this superb three-bedroom family home offers a delightful blend of comfort and stunning natural beauty. Built around 1900, the property boasts a characterful charm that is complemented by modern living spaces, making it an ideal choice for both a main residence and a holiday retreat.

The house features two large reception rooms to the front, capturing the wonderful views on offer whilst a large kitchen with plenty of space for all the family is located to the rear. Three large bedrooms, two of which have superb storage can be found to the first floor along with an attractive shower room which is further complemented by a spacious ground floor bathroom and utility area, all ensuring convenience for family living.

One of the standout features of this property is the large enclosed gardens that grace both the front and rear, providing ample space for outdoor activities, gardening, or simply enjoying the serene surroundings. The gardens are perfect for families, offering a safe and private area for children to play or for hosting gatherings with friends and loved ones. A very useful single garage is also located to the rear.

The location is truly picture-perfect, with outstanding views that capture the essence of island life. The thriving local community is a significant draw, complete with a welcoming pub and a village hall, fostering a sense of belonging and camaraderie among residents.

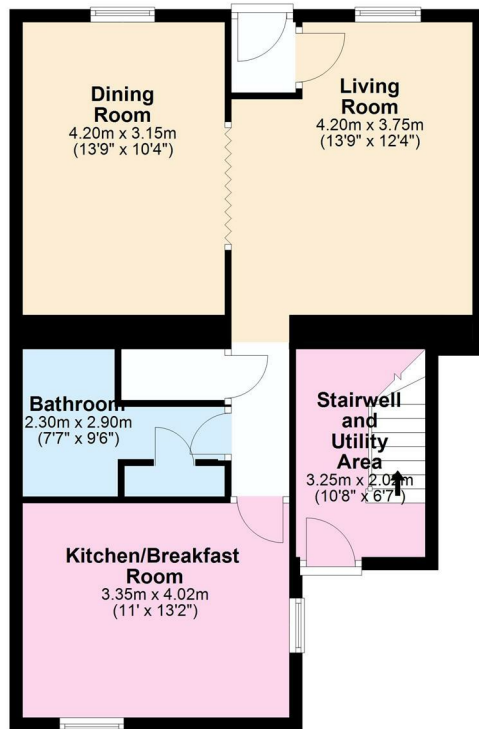
With no onward chain, this property is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are seeking a permanent residence or a tranquil holiday escape, this property on Queen Street is not to be missed.





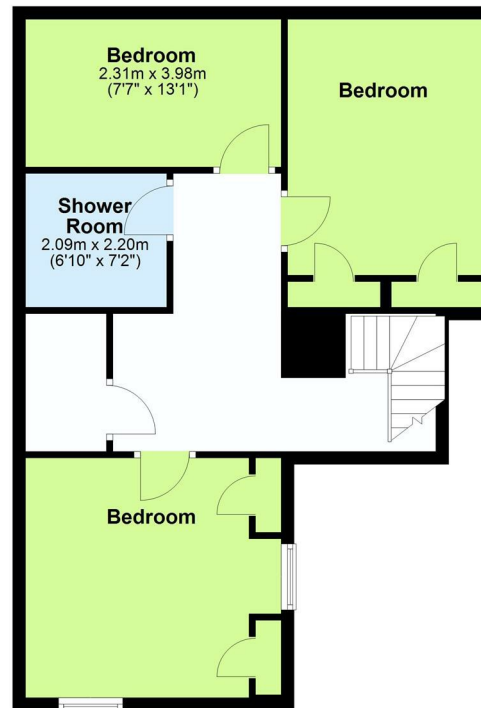
Ground Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Total area: approx. 128.2 sq. metres (1379.4 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 rely upon any statement, whether oral or written, made by the agents.

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