



**58, MAIN STREET PORT WEMYSS,
ISLE OF ISLAY, PA47 7SR**

OFFERS IN THE REGION OF £175,000

Stewart Balfour and Sutherland are delighted to bring to the market this substantial family home which, whilst requiring a programme of refurbishment, offers excellent potential within the increasingly popular coastal village of Port Wemyss. With spacious accommodation, generous garden grounds and no onward chain, early viewing is highly recommended.

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

58, MAIN STREET PORT WEMYSS

- Substantial four-bedroom home • Two spacious reception rooms • Generous garden grounds • Refurbishment required



58 Main Street is a substantial four-bedroom family home situated within the attractive coastal village of Port Wemyss on the Isle of Islay. The property offers particularly generous and flexible accommodation over two levels and, whilst requiring general modernisation and redecoration, represents an excellent opportunity for a purchaser looking to create a spacious family home to their own specification.

On entering the property, a useful entrance porch opens into a large reception room which provides ample space for both living and dining furniture and could equally be utilised as a spacious dining hall. From here, a doorway leads through to a generously proportioned kitchen/dining room, positioned towards the rear of the property and enjoying an outlook over the side garden. A useful rear entrance porch is also accessed from this area.

Returning to the main reception room, a doorway leads into a second substantial reception room, providing further flexible living accommodation. This, in turn, leads through to an additional kitchen/large utility room, beyond which is a ground-floor bathroom.

Stairs from the main reception room rise to the first-floor accommodation, where four bedrooms and a family bathroom can be found.

The property requires a programme of general refurbishment and redecoration, and prospective purchasers should anticipate that some roof and damp-related works will also be required. This has been reflected in the competitive asking price, particularly given the overall size of the accommodation and the generous garden grounds surrounding the property.

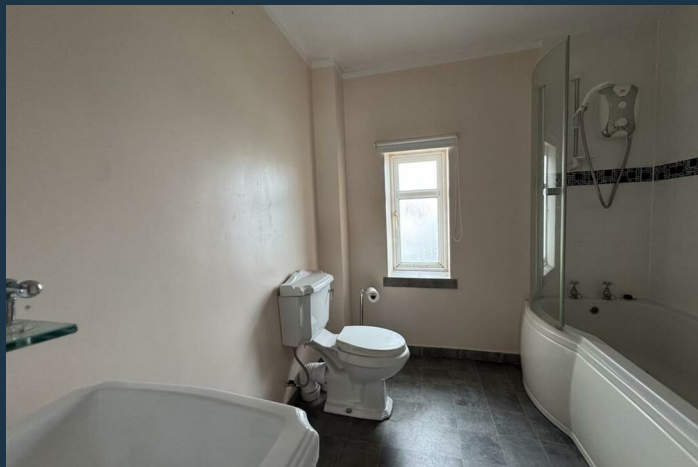
Externally, the gardens provide a considerable amount of outside space and are predominantly laid to hardstanding, together with sections of grass.

Port Wemyss and neighbouring Portnahaven are increasingly popular coastal villages, renowned for their attractive setting and access to some wonderful coastal and countryside walks. Portnahaven also has a welcoming community pub, providing a popular local meeting place for residents and visitors alike.

Offered to the market with no onward chain, 58 Main Street provides an excellent opportunity for those seeking a substantial property with considerable potential on the Isle of Islay. Early viewing is highly recommended.

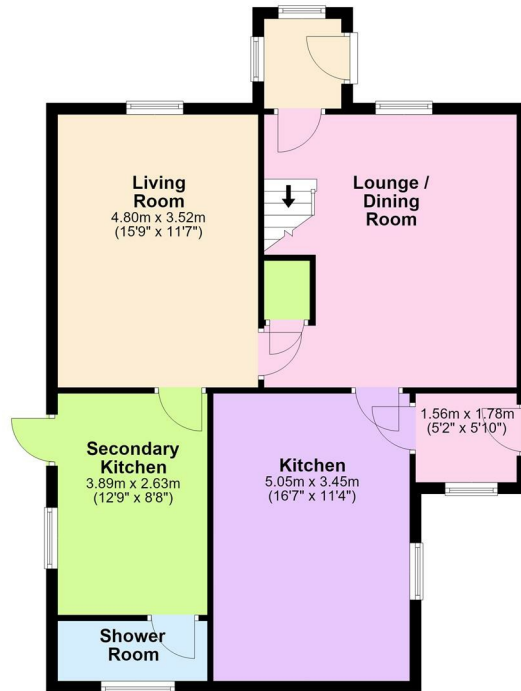






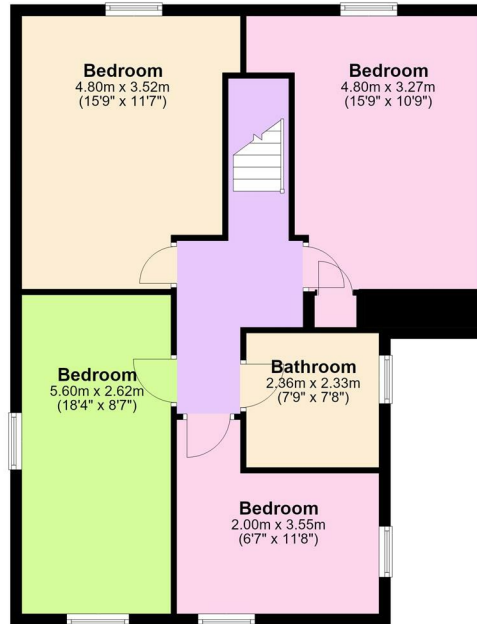
Ground Floor

Approx. 75.9 sq. metres (817.5 sq. feet)



First Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



Total area: approx. 151.6 sq. metres (1631.6 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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