



**33 BAYVIEW  
PORT WEMYSS, PA47 7SU**

**OFFERS OVER £250,000**

\*\*\*UNEXPECTEDLY BACK ON THE MARKET \*\*\*Stewart Balfour and Sutherland are delighted to bring to the market this superbly presented home which is located in the highly sought after village of Port Wemyss which enjoys superb views over the Atlantic Ocean and Ireland on a clear day. Call now to arrange your viewing and start living the island dream.

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

## 33 BAYVIEW

- Spacious end of terrace seaside cottage
- Superb coastal views and private garden
- Flexible internal layout
- Modern kitchen, large utility and two great shower rooms
- Welcoming local community
- No onward chain - early viewing essential



### Islay Coastal Dream: 33 Bayview - Your Move-In Ready Home on Scotland's Whisky Isle!

Imagine waking to breathtaking coastal vistas from 33 Bayview, a commanding and beautifully presented home in a sought-after Islay village. Known as the "Queen of the Hebrides," Islay is a captivating Scottish island famed for its world-renowned distilleries and dramatic natural beauty. Step inside to a spacious hallway leading to a large living room with an attractive fireplace and stunning views over the front gardens to the rugged coastline and iconic lighthouse. Further on the hall a very well equipped and modern kitchen can be found along with a large utility room. Adjacent to the kitchen a large dining room can be found which could easily be a further bedroom if so wished and again boasts good views to the front. Completing the ground floor is a modern shower room, located to the rear.

Upstairs, discover two very generous double bedrooms and a great family bathroom. Islay offers a unique blend of peat-rich whisky heritage and stunning landscapes, from pristine beaches to abundant wildlife.

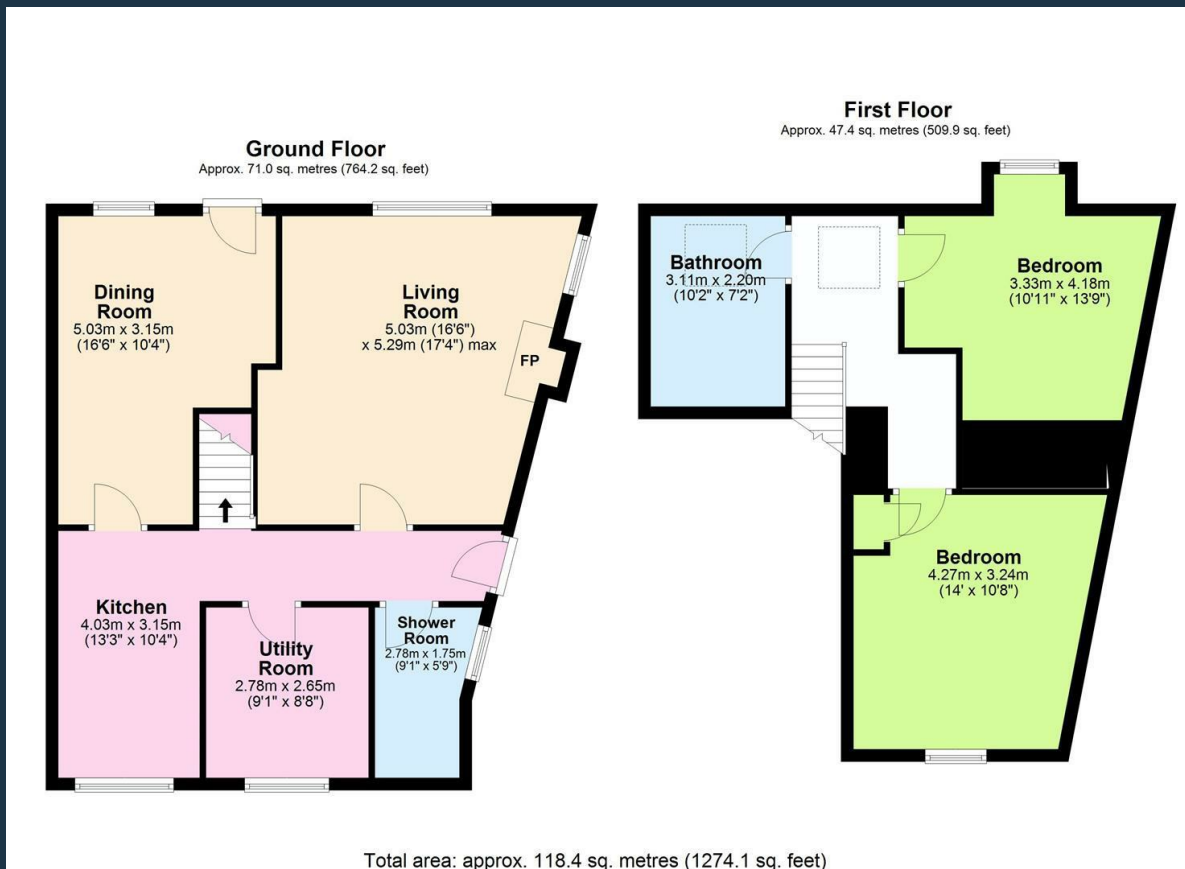
Externally, enjoy the best of Islay living with private off-street parking opposite leading to large front garden - the perfect spot to soak in natural daylight and those incredible coastal and lighthouse views. Beyond the views, you'll find yourself immersed in a welcoming community and a rich cultural tapestry.

33 Bayview offers a rare opportunity to embrace the unique Islay lifestyle. With its move-in condition and exceptional location, providing easy access to Islay's renowned distilleries and stunning natural attractions, early viewing is highly recommended to fully appreciate this cherished family home and its unparalleled views. **CALL NOW TO ARRANGE YOUR TIME** and discover your perfect Islay escape.

**THE HOME REPORT CAN BE FOUND UNDER THE BROCHURE TAB AT THE END OF THIS DESCRIPTION ON RIGHTMOVE.**







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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