



**1 SCHOOL STREET, PORT CHARLOTTE
ISLE OF ISLAY, PA48 7TW**

OFFERS OVER £425,000

Welcome to No 1 School Street, Port Charlotte a spacious family home with plenty of character and partial water views. Not to mention the additional lovely two bedroom cottage located to the rear along with a good range of substantial outbuildings. Properties with this amount of space and potential are very rare in Port Charlotte so don't delay come and view today.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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1 SCHOOL STREET

- 5 spacious bedrooms over two buildings
- Modern bathrooms
- Cosy kitchen/dining room
- Lovely sitting room with feature fire
- Within the heart of Port Charlotte
- Large outbuildings
- Great income potential
- Local amenities nearby
- Early viewing a must

Nestled in the charming heart of Port Charlotte on the picturesque Isle of Islay, this splendid house offers superb and highly adaptable accommodation, perfect for families or those seeking a property with income generation potential. Built around 1900, the home boasts a wealth of character, making it a delightful place to live.

The property features three inviting reception rooms between the two buildings, providing ample space for relaxation and entertainment. The lovely sitting room in the main house is perfect for unwinding after a long day, while the cosy kitchen and dining area creates an ideal setting for family meals and gatherings. With five well-proportioned bedrooms spread over the two properties, there is plenty of room for family and guests alike, ensuring comfort and privacy for everyone.

The property includes three bathrooms, featuring a spacious family bathroom and a convenient en suite attached to the master bedroom, catering to the needs of a busy household.

One of the standout features of this property is the large outbuildings, which present a fantastic opportunity for redevelopment, whether for additional living space, a home office, or even rental potential.

With all local amenities just a stone's throw away, residents will enjoy the convenience of the local shop and hotel along with other services right on their doorstep. This property truly represents an ideal family home, combining character, space, and potential in a sought-after location. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.



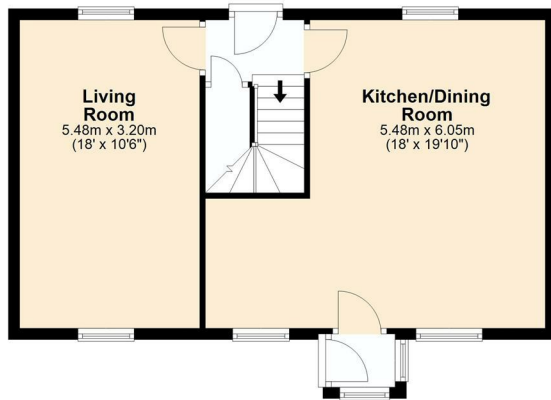






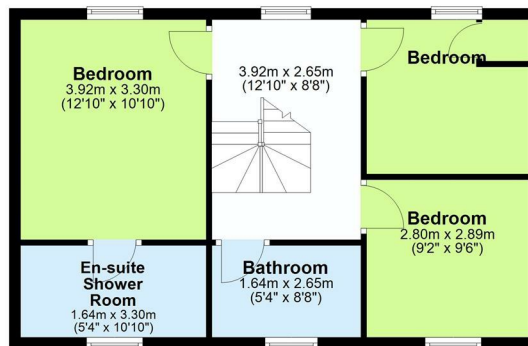
Ground Floor

Approx. 52.4 sq. metres (564.3 sq. feet)

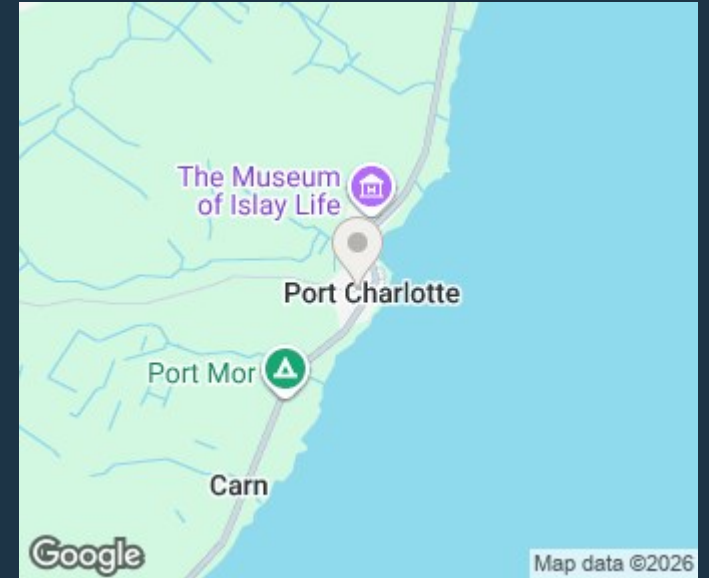


First Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Total area: approx. 103.6 sq. metres (1114.7 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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