



CALAG RUADH NORTH DRUMACHRO ISLE OF GIGHA, PA41 7AD

OFFERS OVER £385,000

Stewart Balfour and Sutherland are delighted to bring to the market this stunning unique home which boasts an elevated position and offers both total seclusion and picture perfect views. With the mild climate enjoyed on Gigha on a sunny day you could be fooled to think you are on a Caribbean Island, so start living the dream and book the ferry. THIS IS A HOME YOU DON'T WANT TO MISS.

Stewart Balfour & Sutherland
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CALAG RUADH

- Stunning coastal home in a beautiful island setting
- Far reaching views encapsulating both blue sea's and rugged mountains
- Plenty of space for a family or could be an amazing bed and breakfast
- Friendly community owned island
- Breathtaking sandy beaches and great walks nearby
- One of a kind property, don't miss your chance to get your own slice of paradise



Calag Ruadh is a generously proportioned detached home and sits amidst a tranquil setting having truly glorious views overlooking the Bay towards Kintyre. The garden grounds, which include lots of parking and a range of useful outbuildings, comprise neatly maintained areas of lawn, seating areas and raised vegetable borders to the front, side and rear and are bounded by a mixture of mature shrubs and plants, creating a wonderful private setting.

The Island of Gigha is one of the most southerly and certainly one of the most beautiful of the Hebridean Islands being seven miles long by a mile and a half wide with white sandy beaches, clear blue waters and stunning views. Since the "community buy-out" over 20 years ago the Island of Gigha "Gods Island" has been transformed with a growing population and a variety of new commercial activities to complement both farming and tourism. Achamore Gardens is one of the most popular tourist attractions on the island, flourishing in Gigha's warm microclimate, the 54-acre Gardens hosts many notable and unusual plants and trees from around the world.

There is an hourly ferry service from the island to the mainland, landing at the village of Tayinloan, which takes less than 30 minutes. The picturesque fishing village of Tarbert is about twenty minutes north by car, as is Kennacraig where the ferry sails daily to the Isle of Islay. Other transport links include five daily buses to and from Glasgow, and Campbeltown Airport having twice daily flights to and from Glasgow with an in-flight time of only 25 minutes.









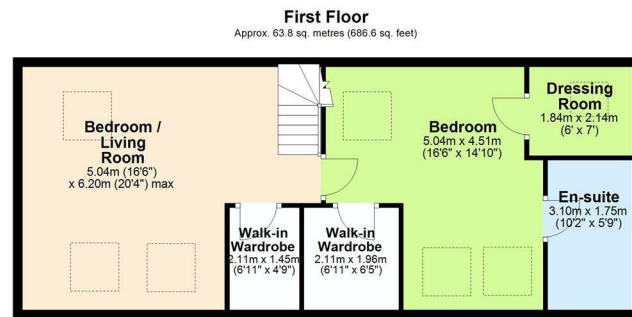
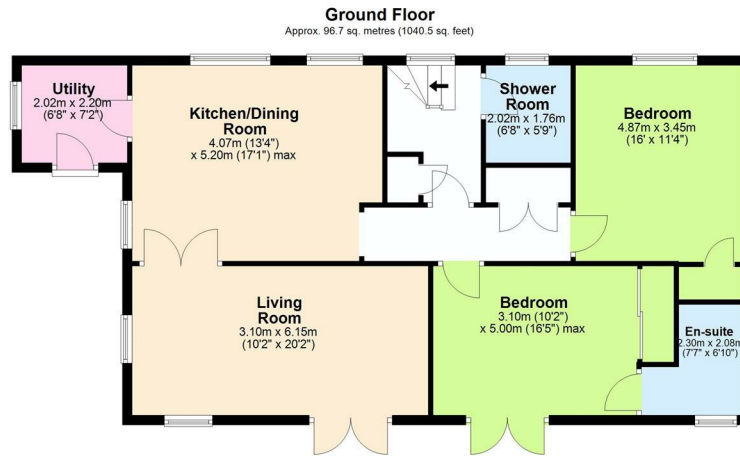
The spacious interior briefly comprises of a side entrance vestibule which also provides a very useful utility boot room area and then leads into the beautifully fitted country style kitchen dining room which serves as the heart of the home. Off of the kitchen glazed doors lead through into the bright living room which enjoys a sunny dual aspect and offers outstanding views over the surrounding countryside and coastline. A generously proportioned hallway leads to two large double bedrooms, one of which has an en suite bathroom and the ground floor is completed by a further shower room which is conveniently located near to the second bedroom.

Stairs rise to the rear of the property to two large bedrooms again one of which enjoys the luxury of a further en suite and both rooms boast large walk in dressing rooms. Should you wish, the larger of the two first floor bedrooms would work wonderfully as a very large and comfortable second living room from where the breath-taking views can be further captured from.

If storage is a priority then you will not be disappointed as there are fitted cupboards in all of the bedrooms and deep storage spaces throughout and additionally the useful outbuildings offer multiple uses as either workshops or after a little enhancements one could potentially be a great home office as it benefits from power and light. However who cares about outbuildings or storage when you have a large covered terrace to sit on a enjoy the stunning views on offer right from your very own hot tub which is being included in the sale. Thoughtfully placed on a substantial base for longevity this is the perfect spot to relax from or equally so a well-placed hammock would really be something special.

Properties of this calibre are very rare so don't miss your chance to get away from the hustle and bustle of life and start living a different life on this beautiful island.





Total area: approx. 160.5 sq. metres (1727.1 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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