



**CUAN SIEBHE, 27 SHORE STREET
PORT CHARLOTTE, ISLE OF ISLAY, PA48 7TR**

OFFERS IN THE REGION OF £250,000

A rare Port Charlotte opportunity! Impressive four-bedroom home on sought-after Shore Street, complete with private rear garden and a substantial separate outbuilding offering garage/workshop, artist's studio and storage space. Excellent potential to create a superb Islay home.

Stewart Balfour & Sutherland
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CUAN SIEBHE, 27 SHORE STREET PORT CHARLOTTE

- Highly sought-after Shore Street location
- Four practical-sized bedrooms
- Spacious dual-aspect living room
- Garage, workshop & artist's studio
- Superb scope to modernise



Cuan Siebhe is an impressive four-bedroom mid-terrace home enjoying a privileged position on Shore Street, within the highly sought-after coastal village of Port Charlotte. Offering spacious accommodation, a private rear garden and an unusually substantial outbuilding incorporating garage/workshop, studio and storage space, this is a property with considerable potential.

Port Charlotte is one of Islay's most desirable and picturesque villages, renowned for its attractive sheltered beach and welcoming community. The village offers a local shop together with popular places to eat and drink, including the Port Charlotte Hotel and the Lochindaal Hotel, both enjoyed by locals and visitors alike. A regular bus service provides connections to other parts of the island.

The main house offers generously proportioned accommodation over two levels and, whilst requiring a degree of upgrading and modernisation, presents an excellent opportunity for a purchaser to create an impressive family home to their own style and specification.

On entering, a welcoming hallway provides access to the principal ground-floor accommodation. To the left is a spacious living room enjoying a dual aspect to the front and rear, with a feature fireplace providing an attractive focal point and a particularly cosy setting during the winter months. To the right of the hallway is the open-plan kitchen/dining room, again benefiting from windows to both the front and rear, providing excellent natural light. A pedestrian door to the rear opens onto the quiet lane and provides convenient access to the property's small private rear garden.

Stairs rise from the entrance hallway, with useful storage beneath, to a spacious first-floor landing. From here, four practical-sized bedrooms are accessed together with the family shower room. The property benefits from oil-fired central heating, with the oil boiler located within the rear garden area.

One of the particularly unusual and appealing features of Cuan Siebhe is the substantial outbuilding situated opposite the house, on the other side of the quiet public road. Currently providing a garage/workshop, artist's studio and additional storage accommodation, this versatile building significantly enhances the overall offering and could lend itself to a wide variety of uses, subject to any necessary consents.

With its desirable Shore Street position, four-bedroom accommodation, private outside space and exceptional additional outbuilding, Cuan Siebhe represents an increasingly rare opportunity within Port Charlotte. Early viewing is highly recommended to fully appreciate the space, location and potential on offer.







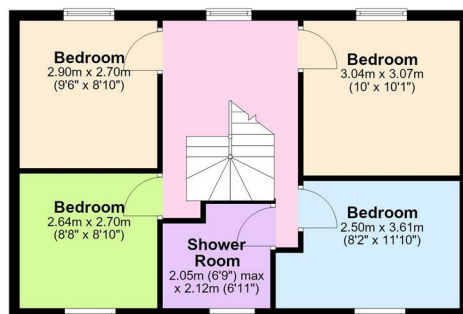
Ground Floor

Approx. 96.8 sq. metres (1041.9 sq. feet)

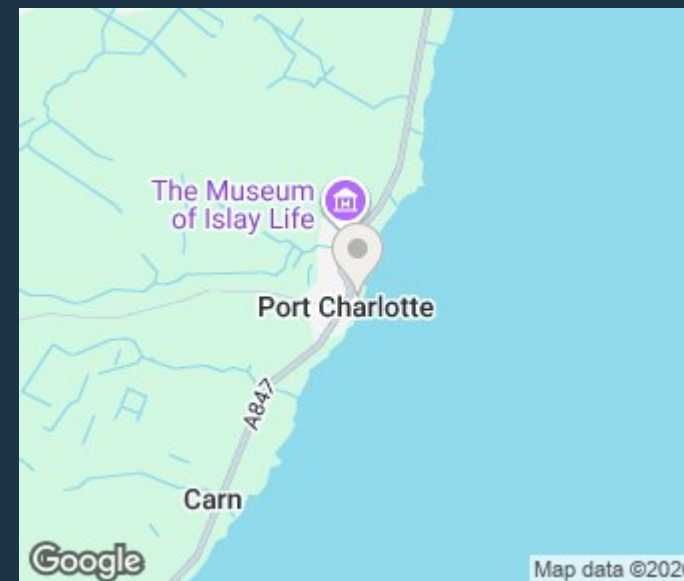


First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 145.5 sq. metres (1565.9 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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