



Kylebeg, 10 Queen Street, Portnahaven, PA47 7SJ  
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# Property Description

Kylebeg: A coastal family home in Portnahaven, Isle of Islay

Kylebeg offers buyers an opportunity to acquire a beautifully presented traditional mid-terrace property, situated in a wonderful shorefront location within the picturesque coastal village of Portnahaven on the popular Isle of Islay.

The property is entered from the front elevation, with the entrance door leading into central hall. To the left, the family lounge enjoys a crisp and clean feel, warmed through by a electric stove which is set within a decorative fire surround. A window to the front of the lounge floods the room with natural daylight.

To the right of the hall, a living room also enjoys a bright and airy feel, a pleasant space in which to socialise with family and friends. The room is easily large enough to accommodate an eight-seater dining table. A door to the rear gives access to an internal hall, in turn leading to the kitchen, positioned on the rear of the property.

The kitchen design features a range of wood effect wall and floor units, complimented by a contrasting granite-effect roll-top worktop. The layout allows for a freestanding electric oven with space for undercounter washing machine and freestanding fridge/freezer. An external door gives access to the rear garden.

Adjacent to the kitchen, a shower room is fitted with a glazed cubicle shower and white two-piece bathroom suite. Accommodation is provided by way of two double bedrooms, each of which is located on the upper floor, linked by

a central landing. Each bedroom offers far reaching coastal views, with the principal bedroom benefitting from built-in wardrobe space, also housing the hot water heating cylinder.

## External

The property enjoys an enviable location, just a stones' throw from the picturesque shoreline in Portnahaven. An area to the front, across the road, sits on the foreshore, a wonderful place to sit and take in the stunning views. To the rear of the property is a courtyard garden with several raised beds and drying area. A good sized garden shed is located to the front, with an additional shed to the rear garden benefitting from an electrical supply.

The property is within walking distance of the local village amenities, local public transport and is ideally located for those looking to explore this very iconic part of the Scottish coastline.



Kylebeg, 10 Queen Street, Portnahaven, PA47 7SJ



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| Offers Over £195,000

# Plans

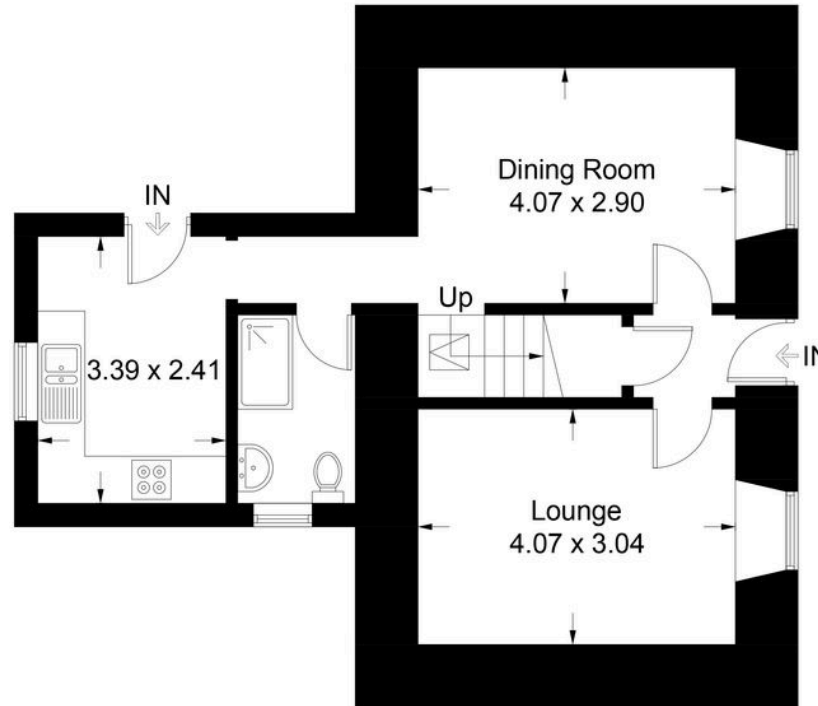
Approx. gross internal floor area  
**76.7 sq m**

## Location

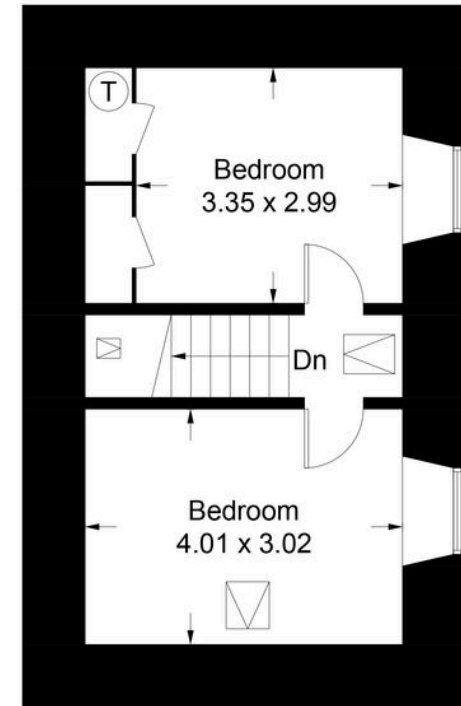
Kylebeg, situated in the coastal village of Portnahaven, offers a unique opportunity to experience the serene lifestyle of the Scottish Hebrides. Surrounded by rugged coastlines, rich wildlife, and sandy shores, it's an ideal home for nature lovers and families alike. The village features a cosy pub and restaurant, while essential amenities such as schools, a doctor's surgery, and more dining options are available in nearby Port Charlotte, just 7 miles away. For broader services, Bowmore, the island's capital, provides shops, schools, a hospital, and leisure facilities. Islay is also renowned for its distilleries and attractions such as beautiful secluded beaches and an 18 hole golf course. There are good transport links, including an airport, two ferry ports at Port Askaig and Port Ellen and a bus service on the island.

## Kyle Beg, 10 Queen Street, Portnahaven, Isle of Islay, PA47 7SJ

Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116923)

# Details

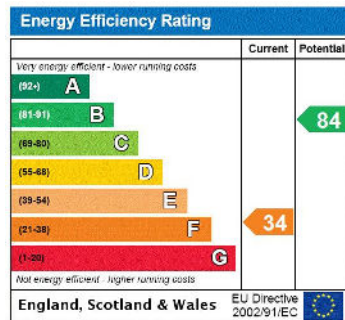
Local Authority  
Argyll and Bute

Council Tax  
Band = C

Tenure  
Freehold

EPC  
EPC Rating = F

Property



## Services & Additional Information

Specifications for the property include mains electricity, mains water, mains drainage, electric heating, 4G signal.

## Directions

From the village of Port Charlotte on Islay, continue along the A847 heading south towards Portnahaven.

Upon entering the village, follow the road down the hill to the shore, continuing right onto Queen Street. The property is located on the right-hand side. Parking is available to the front of the property.

## Fixtures, Fittings & Equipment

Fixtures and Fittings by separate negotiation.

## Particulars and Photographs- August 2024

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingham.co.uk



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