



18 Cullipool Village, Cullipool, Isle Of Luing, PA34 4UB
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Ingram**



Property Description

Situated centrally within the picturesque coastal village on the ever-popular Isle of Luing, 18 Cullipool offers buyers an opportunity to acquire a charming end-terraced property, set just a stone's throw from the island's stunning coastline.

The property is entered from the front elevation, with the main entrance door leading into a central hallway. To the left, the main living area spans the full width of the property, flooded with natural daylight thanks to dual aspect windows. The room features a recently installed modern kitchen, set to the right-hand side, featuring a range of stylish wall and floor units, complimented by a contrasting worktop. The design incorporates a number of integrated appliances.

A tiled hearth is located on the gable wall, ready to accommodate a multifuel stove. The room also benefits from an element of storage space, with shelves built into the front window reveal.

Located to the rear of the property, a ground floor bedroom enjoys a bright and airy feel, benefitting from partial sea views. To the right of the hallway, a newly updated bathroom features a sizable walk-in shower with a stylish white two-piece bathroom suite.

A paddle-type staircase leads from the hall to the upper floor where two attic rooms are located. Roof windows flood the rooms with natural daylight, with both rooms enjoying far-reaching views across to the Isle of Mull. These rooms are configured as a home office and overflow respectively.

External

The property enjoys an enviable location within the picturesque coastal village of Cullipool. The garden extends around the property, mainly laid to lawn, with a paved pathway giving access around the perimeter of the house.

The land area extends across the road, with a picturesque walled garden bordering the shoreline, offering a wonderful place to sit and take in the breath-taking views. Two sheds are located within the garden, offering storage space for garden equipment and machinery

Plans

Approx. gross internal floor area

48.8 m²

Location

Lying to the South of Oban, the Inner Hebridean island of Luing is one of the famous slate islands on Argyll's scenic west coast. The island offers excellent opportunities for walking, sailing and fishing and is a haven for wildlife. With a population of approximately 180, it is one of the most accessible of all the Western Isles.

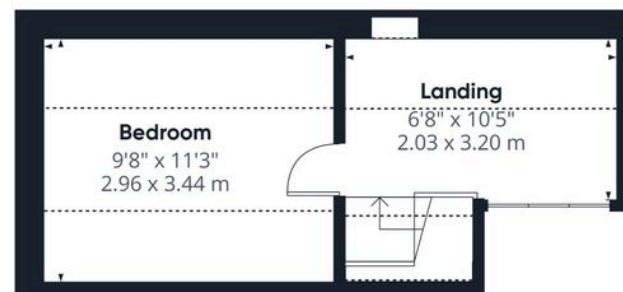
The ferry service operates every 30 minutes, taking less than five minutes, connecting Luing to Seil and the mainland. Luing benefits from a range of amenities including a local shop, post office, primary school and church. The Atlantic Islands Centre provides a community hub for the people of Luing and an exciting heritage, arts and coffee shop/restaurant visitor attraction.



Approximate total area⁽¹⁾

526 ft²
48.8 m²

Reduced headroom
91 ft²
8.5 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Details

Local Authority
Argyll and Bute

Council Tax

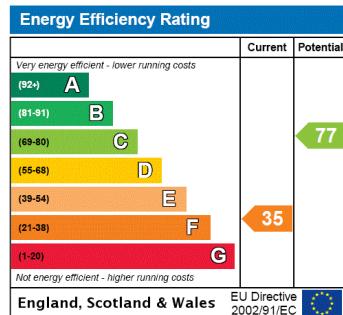
Band = B

Tenure
Freehold

EPC

EPC Rating = F

Property



Services & Additional Information

Specifications include mains power, mains water, private drainage, electric panel heating, multi-fuel stove, BT phone and Internet connectivity.

Please note, the property is a B Listed Building.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs- December 2025

Enquire



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Viewing strictly by appointment

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Offers Over £150,000