



Dubh Hirteach, Upper Kilchattan, Isle Of Colonsay, Argyll and Bute, PA61 7YR  
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 **Bell  
Ingram**



# Property Description

The property is entered via a sheltered front entrance, leading into a welcoming lobby before opening into the central hallway. The hallway extends toward the rear of the home and leads into a spacious triple aspect living space, where large windows frame panoramic views of the surrounding countryside and coastline.

This impressive open plan space offers a comfortable lounge area with maple flooring and a multifuel stove, dedicated dining zone, and a bright breakfast space which flows seamlessly into the well appointed kitchen, fitted with a range of beech effect wall and floor units, complemented by a contrasting work surface. To the right of the hallway, a ground floor double bedroom with ensuite facilities provides excellent flexibility, ideal as a guest suite or accessible bedroom. Dual aspect windows allow natural daylight to fill the room, while built in wardrobes offer convenient storage. A sizable utility room is also located on this level, connected internally to the attached garage, ensuring practicality for everyday use. A separate toilet and additional storeroom complete the ground floor accommodation.

The wood panelled staircase leads to the upper floor, where a spacious landing gives access to three further bedrooms. Two of these bedrooms benefit from private ensuite facilities, and all feature built in wardrobes, ensuring plentiful storage throughout. One of the most distinctive features of the upper level is the quirky glass floor viewing panel, set within the upper landing area.

This striking architectural detail offers a unique perspective down to the room below, while a large window floods the space with natural light. Soft carpeting and tasteful décor complete the inviting atmosphere. A large dedicated hobbies room is also located on this floor—an exceptionally bright

and versatile space illuminated by large Velux windows. Perfect for creative pursuits, studio use, or a children's play area, the room also incorporates two useful built-in storage cupboards. A well appointed family bathroom and a separate linen store further enhance the practicality of the upper floor.

The property is accessed from the public road via a shared access track, which leads to a gated entrance opening onto a private parking area. To the front of the property is a generous parking area capable of accommodating several vehicles with ease.

Mature gardens extend around the property and are predominantly laid to lawn, complemented by a variety of established shrubs and bushes which provide colour and interest throughout the seasons. Raised garden beds are situated to the rear of the property, providing an ideal space for those with an interest in growing their own produce. In addition, a paved patio area lies adjacent to the house, creating an inviting setting to relax and take in the far reaching coastal views.



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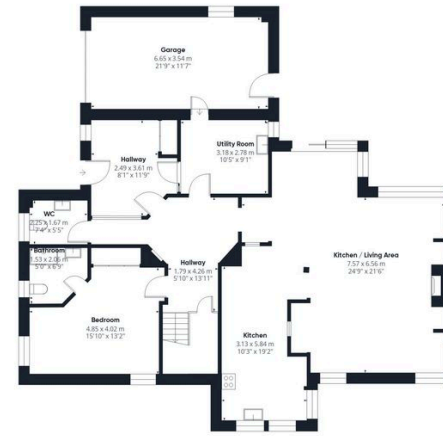
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# Plans

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

## Location

The Island of Colonsay is a beautiful island off the west coast of Scotland measuring approximately ten miles by two miles and has a population of around 120. It is a popular holiday destination and draws regular visitors back year after year. The island has long stretches of sandy beaches and an abundance of wildlife and plant life. Sailing, fishing cycling and walking are popular pursuits and there is a challenging 18-hole links golf course.



Ground Floor



Floor 1



### Approximate total area<sup>(1)</sup>

269.7 m<sup>2</sup>  
 2904 ft<sup>2</sup>

### Reduced headroom

8.9 m<sup>2</sup>  
 95 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 1.5 m/5 ft

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 = F

Tenure  
Freehold

EPC  
EPC Rating = C

Property



## Services & Additional Information

Specifications include mains electricity, mains water, private drainage, BT phone and Internet connectivity, gas oven and hob (bottled), oil fired boiler and central heating.

## Directions

Upon disembarkation from the ferry, proceed straight ahead and follow the road signposted "Airfield" for approximately four miles, passing the entrance track to Colonsay Airport. As you enter the community of Kilchattan, the road begins to rise. Take the left-hand turn into the track signposted "Dharma Cottage B&B."

Follow the access track to its end, where you will find the gate to Dubh Hirteach. Parking is available within the grounds of the property.

## 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- April 2026

Enquire



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Viewing strictly by appointment

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