

# 25 Laoigan Place

KEILLS, ISLE OF ISLAY, ARGYLL AND BUTE, PA46 7RQ



*This beautifully presented two-bedroom semi-detached villa is ideally suited for small families and is located just one mile from the Port Askaig ferry terminal*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom semi-detached villa is ideally suited for small families and is located just one mile from the Port Askaig ferry terminal. Boasting an enviable position, the property offers stunning views over the Sound of Islay towards Jura, with the added bonus of clear-day vistas extending to Gigha and Kintyre.

# THE LOUNGE



The accommodation, in excellent decorative order throughout, comprises an entrance porch, a welcoming hall, a spacious lounge, a well-appointed fitted kitchen, and a charming dining room extension at the rear of the property.

# THE KITCHEN





Upstairs, there are two bright double bedrooms and a family bathroom. The house benefits from oil-fired central heating and is fully double-glazed, ensuring a warm and comfortable living environment.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

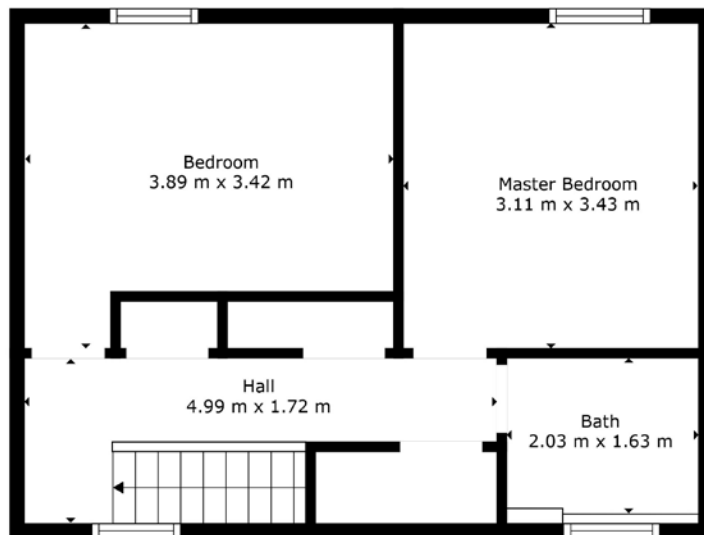
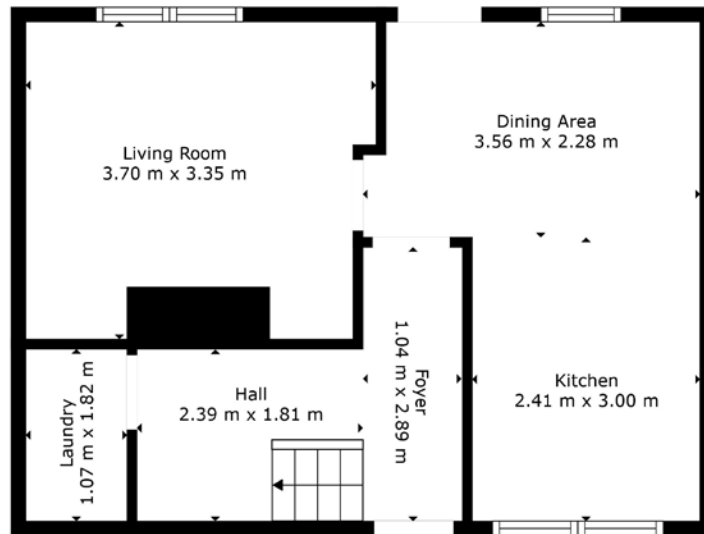


Externally, the property features an enclosed garden to the front and rear, complemented by a well-maintained shared public parking area to the front. This well-appointed home is perfect as a family residence or a delightful holiday retreat, complete with many extras, including fitted carpets and floor coverings, a fridge, a washing machine, and an integrated hob, oven, and hood.

# EXTERNALS



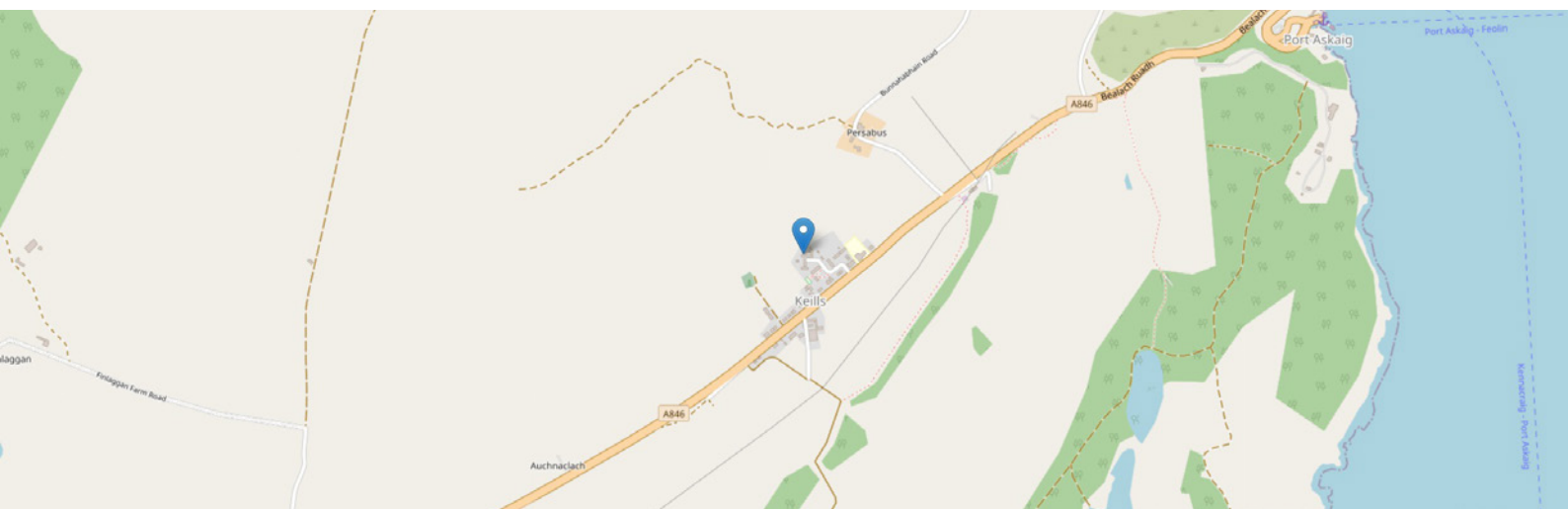
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: D





# THE LOCATION

Purchasing and living at 25 Laoigan Place, Keills, Isle of Islay, offers an unparalleled opportunity to experience the serene beauty and unique lifestyle of the Isle of Islay. This property is perfectly situated in a peaceful and picturesque setting, providing a tranquil escape from the hustle and bustle of mainland life. The Isle of Islay is renowned for its stunning natural landscapes, rich wildlife, and iconic whisky distilleries, making it an ideal location for those who appreciate nature, outdoor activities, and cultural heritage.





Keills is a welcoming community with a friendly atmosphere, where neighbours are known for their warmth and hospitality. The property itself offers comfortable living with ample space for a family or those seeking a peaceful retreat, featuring modern amenities while maintaining the charm of island living. The surrounding area provides easy access to beautiful coastal walks, unspoiled beaches, and breathtaking views, allowing residents to fully immerse themselves in the island's natural beauty. With convenient access to essential services and the ability to enjoy a slower, more relaxed pace of life, 25 Laoigan Place presents an excellent opportunity for anyone looking to invest in a home that offers both comfort and the chance to enjoy the unparalleled charm of living on the Isle of Islay.



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