

5 Livingstone Way

PORT ELLEN, ISLE OF ISLAY, PA42 7EP



*RARE ECO-HOME PROPERTY
OPPORTUNITY IN THE ISLE OF ISLAY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PROPERTY

Nestled in the charming village of Port Ellen, on the picturesque Isle of Islay, this remarkable 5-bedroom detached home offers an unparalleled blend of modern luxury and rural tranquillity. Built in 2013, this bespoke property showcases superior craftsmanship and state-of-the-art features, designed to provide the utmost comfort and efficiency.





This residence boasts a unique back-to-front layout, providing enhanced privacy to the main front door. Upon entry, you are welcomed by an inviting hallway. To the right, the expansive lounge features a beautiful fireplace, creating a warm and welcoming atmosphere.



Directly ahead lies the spacious kitchen and dining area, tastefully decorated and designed for seamless open-plan living.



8

9

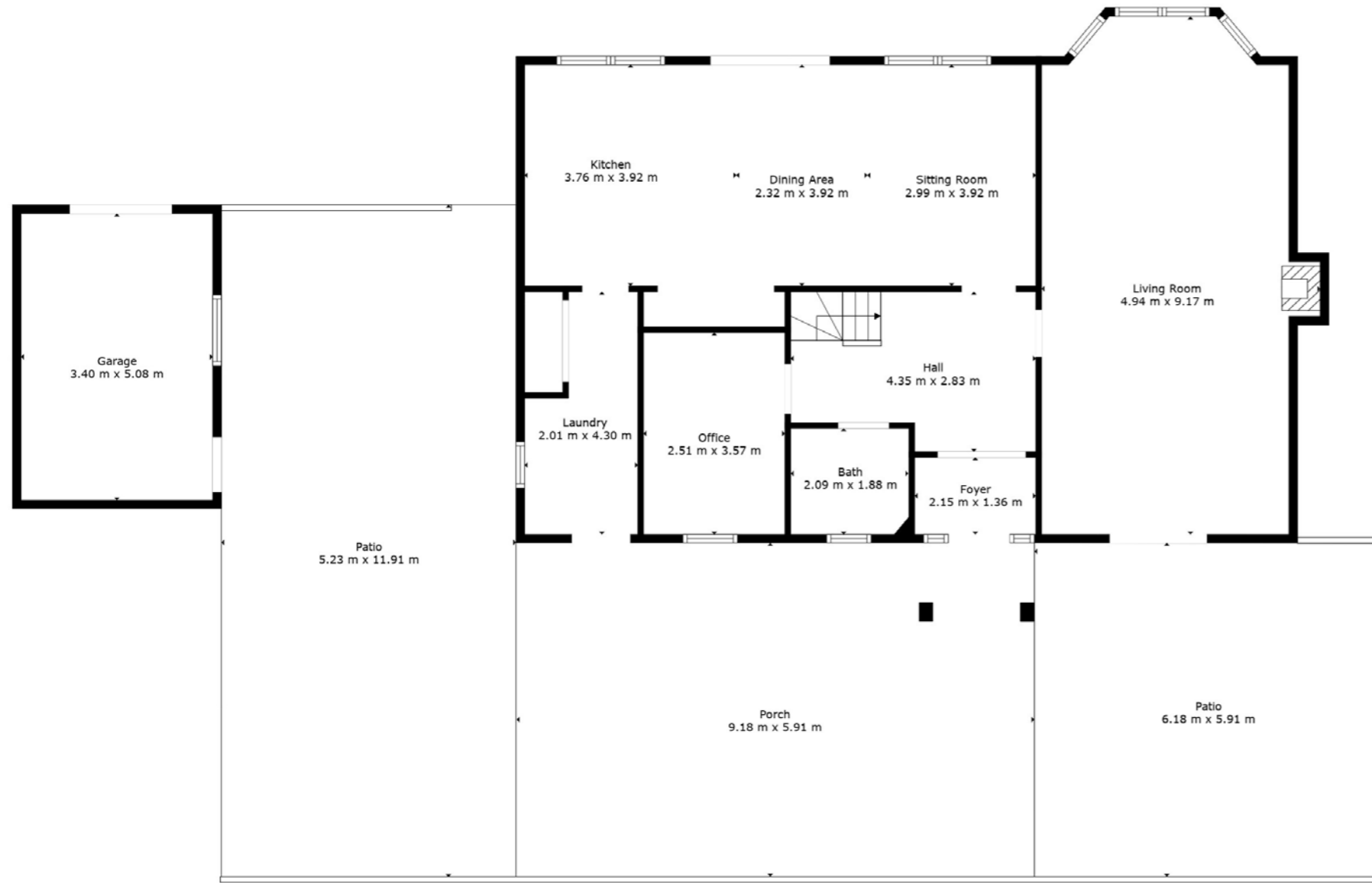


On the ground floor, there is an additional room currently utilised as an office in the photographs, which can be easily converted into another bedroom. Additionally, a downstairs bathroom with an exceptionally unique sink design adds a touch of distinctiveness to the property.

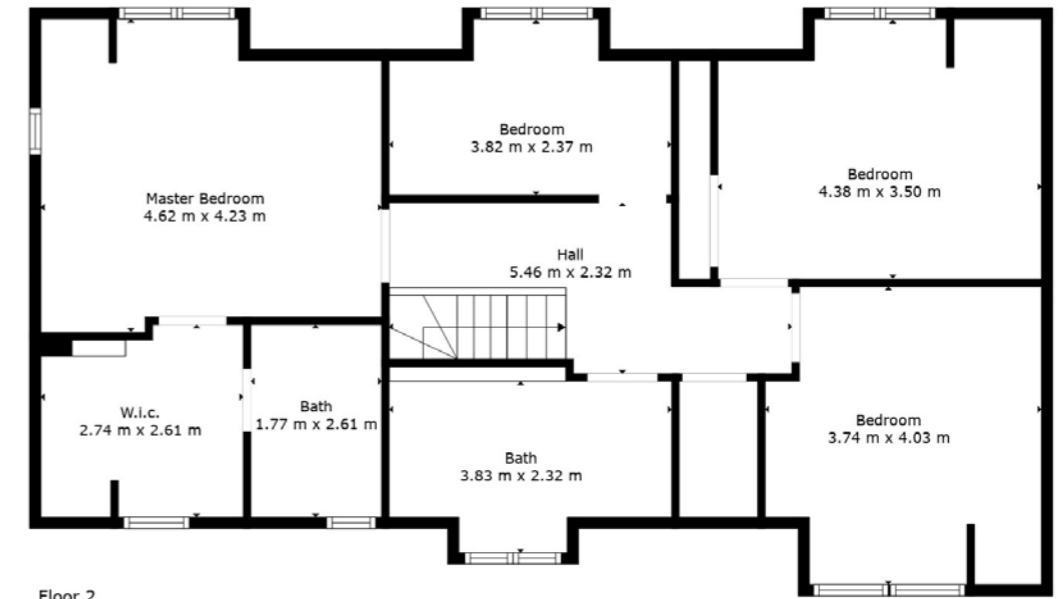


Ascending the stairs, you will find a generous landing area that separates the bedrooms and the main bathroom. Each front-facing room offers stunning sea views. The property also benefits from ample storage space in each bedroom, enhancing its luxurious appeal.





Floor 1



Floor 2

TOTAL: 193 m²

FLOOR 1: 116 m², FLOOR 2: 77 m²

EXCLUDED AREAS: PORCH: 54 m², PATIO: 99 m², GARAGE: 17 m²,
LOW CEILING: 15 m²

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.





The garden has been meticulously designed and constructed, featuring substantial retaining walls that serve multiple purposes. The patio adjacent to the front of the house offers a private area that receives a surprising amount of sunlight given its orientation relative to the house. The rear patio provides an exceptional vantage point for watching sunsets and enjoying the stunning sea views. Additionally, the property includes a generous driveway, offering ample parking space.

There are also two outhouse buildings. One a garage and one a small wood cabin. Both have a variety of mixed uses to suit your tastes.

Situated in the beautiful village of Port Ellen, this property offers easy access to local amenities, schools, and transport links. The Isle of Islay is renowned for its stunning landscapes, rich wildlife, and world-famous distilleries, making it a perfect retreat for those seeking both tranquillity and community. In conclusion, this property represents a unique opportunity to own a meticulously designed and maintained home in one of Scotland's most sought-after locations. Early viewing is highly recommended to fully appreciate the exceptional features and setting of this remarkable home.

THE LOCATION

The Isle of Islay, located in the Inner Hebrides off the west coast of Scotland, is renowned for its stunning landscapes, rich history, and famous whisky distilleries.

Often referred to as the “Queen of the Hebrides,” Islay features a diverse terrain of rugged coastlines, sandy beaches, rolling moorlands, and scenic hills. The island is a haven for wildlife enthusiasts, offering opportunities to see a variety of bird species and marine life. Islay’s cultural heritage is equally rich, with ancient ruins, historic sites, and a vibrant local community. Its whisky distilleries, producing some of the world’s finest single malts, attract enthusiasts from around the globe, making Islay a must-visit destination for nature lovers and whisky aficionados alike.

Despite its remote location, Islay is well-connected to the mainland. Regular ferry services and flights from Islay Airport to Glasgow make travel straightforward, allowing residents to enjoy the best of both worlds – the peace of island life and the accessibility to urban conveniences when needed.



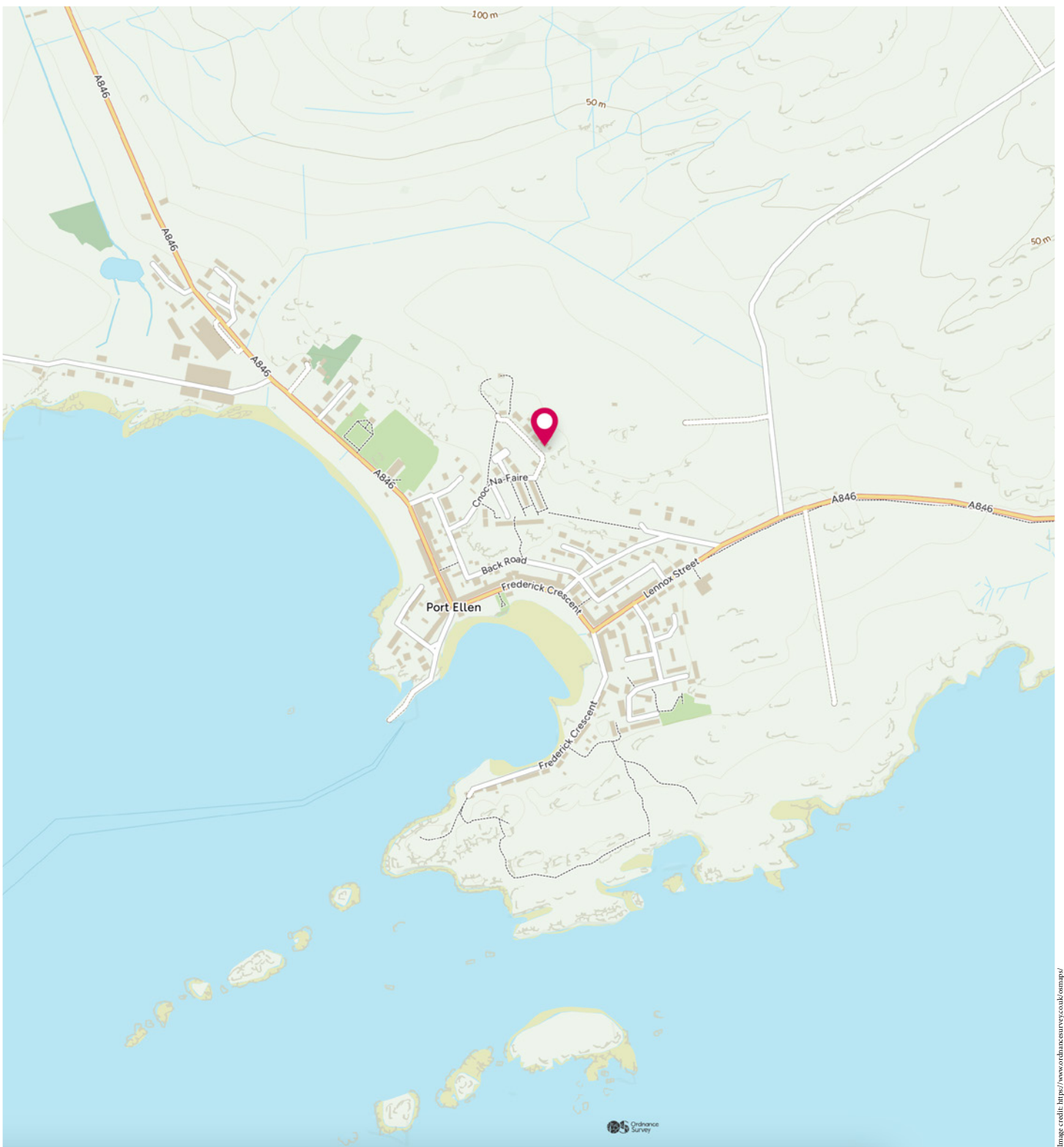


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BOBBY WALKER-LYNCH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.