

# 4 Miners Row

Ballygrant | Isle of Islay

**Galbraith**

# End of terrace three bedroom property in a highly sought after location on the Isle of Islay



Port Askaig 3 miles | Bowmore 7 miles | Port Ellen 17 miles  
(All distances are approximate)

2 reception rooms | 3 bedrooms

End of terrace property with accommodation over two storeys

Popular location on the Isle of Islay

Accessible location close to Port Askaig with regular ferry services

**Offers Over £200,000**

## Galbraith

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[galbraithgroup.com](https://galbraithgroup.com)

## Situation

4 Miners Row is situated on the Isle of Islay in Argyll and Bute, approximately 3 miles south west of Port Askaig. The Isle of Islay is the southernmost island of the Inner Southern Hebrides with a rich history and resident population of around 3,500 people. The island, most famous for its whisky distilleries, has excellent and comprehensive facilities, including a hospital, primary and secondary school, veterinary practice and a variety of pubs, restaurants and cafes servicing local produce and a leisure centre and Bowmore.

The Isle of Islay also offers excellent opportunities for outdoor enthusiasts. With 130 miles of coastline there are breath-taking beaches, an array of wildlife and plenty walking and cycling routes. With its low-lying fertile grounds and high moorland hills, there are walks for every ability. The Isle of Islay also has various nature reserves, popular scenic points historical landmarks. A championship golf course can be found at The Machrie 4 Star Hotel.

The travel links to Islay include regular ferry services at Port Ellen and Port Askaig to the mainland and daily flights to and from Glasgow Airport.



## Description

4 Miners Row is an end of terrace property of stone construction with a rendered exterior under a pitched tile roof with double glazed windows throughout. 4 Miners Row offers bright and airy accommodation over two floors with the reception spaces occupying the ground floor and bedroom accommodation occupying the first floor. The bedrooms are well proportioned and are facilitated by a family bathroom.

## Accommodation

**Ground Floor:** Entrance Vestibule, Entrance Hallway, Living Room, Bathroom, Kitchen/Dining Room.

**First Floor:** Three Bedrooms, Rear Vestibule.

## Garden

4 Miners Row is approached via a privately owned track leading directly from the main public road. The property benefits from clearly defined and legally established rights of access over this track, together with the right to park a vehicle.





## General Information

### Services, Council Tax and Energy Performance Certificate(s)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Heritable	Oil	Band C	E	FTTC	YES

### Flood Risk

The property is not in an area at risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### Directions

From Bowmore head north following the A846 for approximately 7.5 miles. On entering Ballygrant take the first left and the property is situated at the far end of the terraced houses.



**Postcode: PA45 7QR**



**canal.entire.coasting**

### Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE.

### Local Authority

Islay Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT T: 01546 605 522

### Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

### Viewings

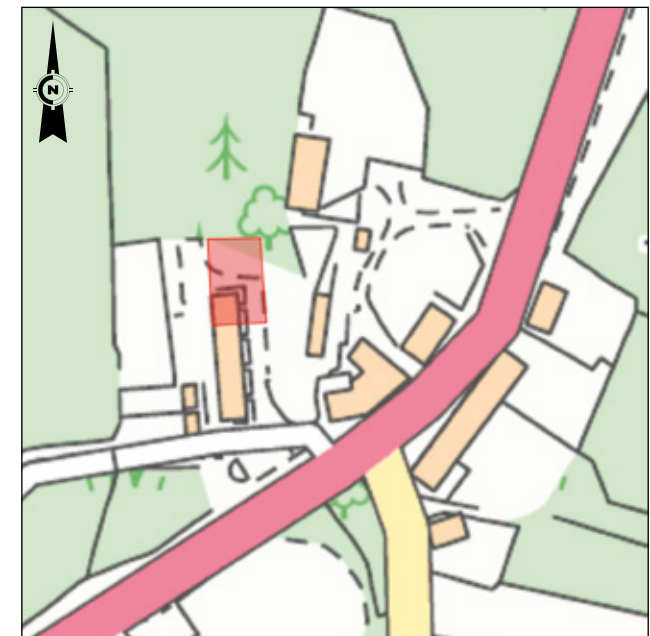
Strictly by appointment with the Selling Agents.

### Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

### Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



**IMPORTANT NOTES :** 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026



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