



## THISTLE DEW | CROSSAPOL | ISLE OF TIREE | PA77 6UP

### GUIDE PRICE: £420,000

Located in the quiet, central township of Crossapol, on the beautiful Isle of Tiree, Thistle Dew forms an imposing, traditional style "Black Roofed", detached dwellinghouse, set in generous garden grounds. Enjoying uninterrupted, sweeping views across the machair, to the surrounding countryside, the property offers spacious accommodation, conveniently arranged over two floors. Benefitting from double glazing and oil fired central heating, the property is flooded with natural light, is in excellent order, and beautifully presented throughout. The large spacious kitchen/diner, with dual aspect windows, and fully glazed patio doors to the rear garden, the comfortable lounge with multi-fuel stove, and the contemporary bathroom suites, are most attractive features. Due to the size and location, Thistle Dew would make a fantastic family home, an idyllic holiday retreat, or an exciting investment opportunity for the very buoyant, self-catering market as is currently used. Close to both Crossapol and Balephitrish beaches, the property is literally a ten minute walk from Tiree Airport, whilst the beautifully appointed, contemporary Reef Inn, is an ideal neighbour. Crossapol has the advantage of a shop, post office, café, airport and this located less than 4 miles from the main village of Scarinish, with it's ferry, hotel, Co-op, bank, post office, café, coffee shop and garage.

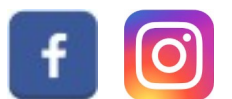
The Isle of Tiree is the most westerly of the Inner Hebrides. Relatively small and very flat with only three small hills and no woodland, the island is approximately 12 miles long by 3 miles wide. Known as the 'Sunshine Isle', Tiree benefits from the warm Gulf Stream and enjoys a mild climate with some of the highest levels of sunshine in the British Isles. Famed for it's beautiful beaches, the island is host to the annual Tiree Wave Classic which attracts some of the worlds best surfers, and the ever-popular Tiree Music Festival, which attracts tourists in abundance. There is both primary and secondary education on the Island, shops including two grocery stores and a doctors' surgery, bank, garage and veterinary surgery. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

- Imposing Traditional Detached Dwellinghouse
- Idyllic Rural Island Location with Panoramic Countryside Views
- Lounge with Multi Fuel Stove
- Kitchen/Diner
- Utility
- 5 Bedrooms (Principal En-Suite Shower Room)
- Family Bathroom
- Cloakroom
- Double Glazing & Oil Central Heating
- Large Garden, with Private Entrance & Parking
- EPC Rating: C 73

#### MacPhee & Partners

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# Accommodation

## Entrance Porch 2.4m x 2.3m

With UPVC entrance door. Window to front. Tiled flooring. Door to entrance hallway.

## Entrance Hallway 5.4m x 1.8m

With stairs to upper level. Doors to kitchen/diner, cloakroom, lounge and bedrooms. Tiled flooring.

## Kitchen/Diner 10.4m x 4.4m

L-shaped, with windows to side and rear. Fitted with white, shaker-style, kitchen units, offset with solid oak work surfaces and breakfast bar. Integral double oven. Electric hob, with black extractor chimney over. Black coloured sink unit. Tiled splashback. Built-in cupboard. Door to utility and glazed French doors to lounge. Patio doors to garden. Tiled flooring.

## Utility 2.4m x 1.6m

With window to front. Fitted with oak effect kitchen unit, offset with granite effect work surface. Plumbing for washing machine. Tiled flooring.

## Cloakroom 1.4m x 0.7m

Fitted with white suite of WC and wash hand basin. Tiled splashback. Tiled flooring.

## Lounge 5.4m x 4.9m

With windows to side and rear. Feature multi-fuel stove, set on marble hearth, with wooden overmantle. Door to hallway.

## Bedroom 4.1m x 2m

With window to side.

## Bedroom 4.1m x 3.3m

With windows to front and side.

## Upper Level

### Landing

With Velux window to front. Two built-in cupboards. Doors to bedrooms and bathroom.

### Bedroom 4.3m x 4.0m

With Velux windows to front and rear.

### Principal Bedroom 4.3m x 4.2m

With Velux windows to side. Fitted wardrobes. Built-in cupboard. Door to en-suite shower room.

### En-Suite Shower Room 2.6m x 1.2m

With Velux window to side. Fitted with white suite of WC, wash hand basin set on vanity unit, and shower cubicle, with electric shower. Heated towel rail. Tiled splashback.

### Bedroom 4.3m x 3.3m

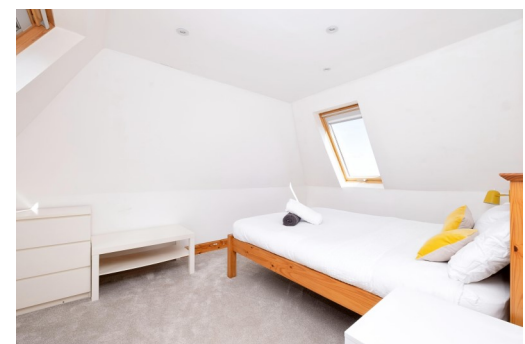
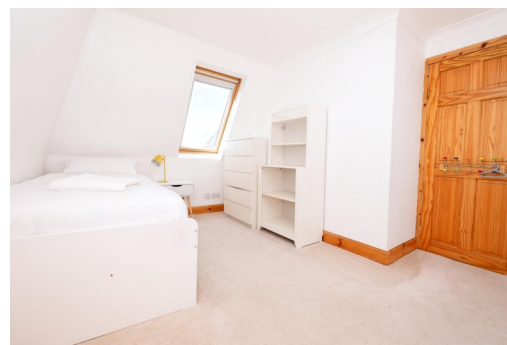
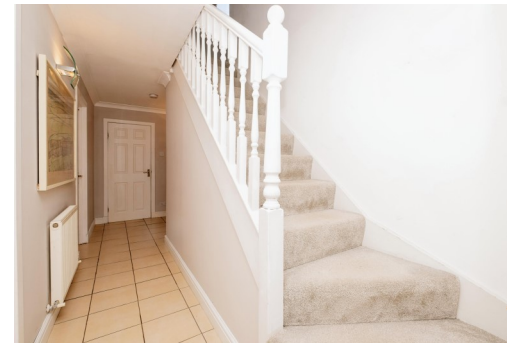
With Velux windows to front and rear.

### Bathroom 2.4m x 1.5m

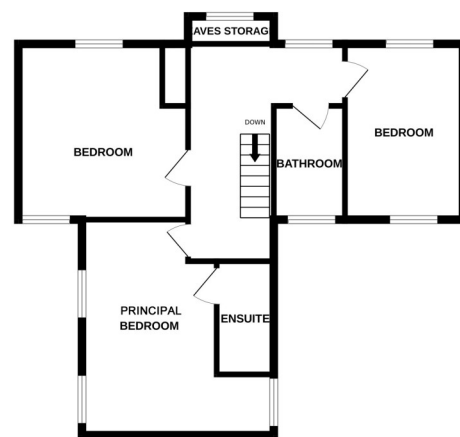
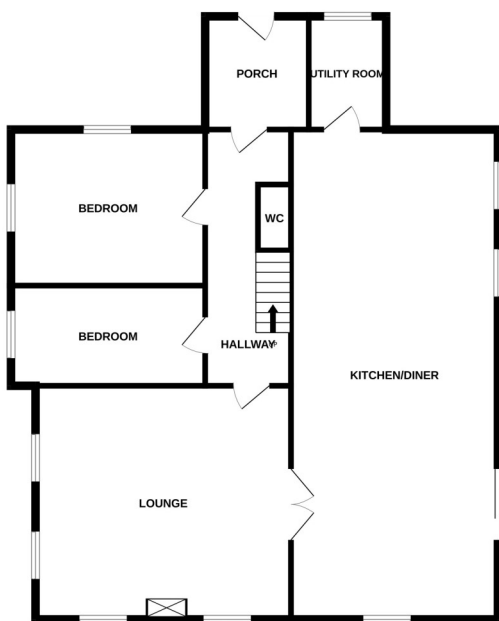
With Velux window to front. Fitted with modern white suite of WC, wash hand basin and bath, with shower attachment over. Tiled splashback. Heated towel rail. Laminate flooring.

## Garden

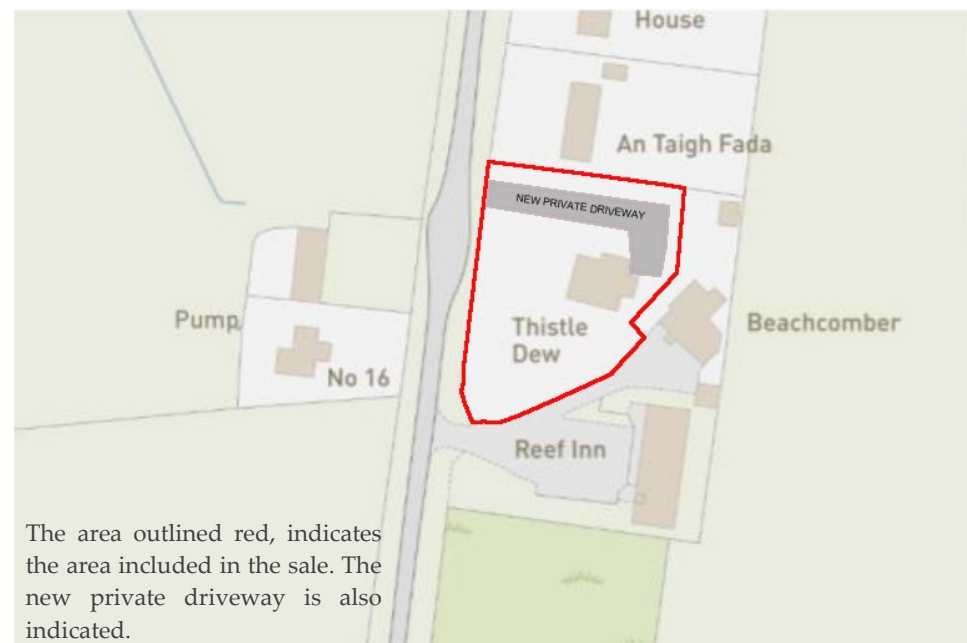
Thistle Dew benefits from generous, enclosed garden grounds, surrounding the property. Approached by a newly created, private gravel driveway, providing ample parking, and a paved pathway to the entrance door, the remaining grounds are laid in the main to lawn, offset with mature shrubs and bushes. An impressive large decked terrace surrounds the property to two sides.



## Floor Plan



## Title Plan



## Travel Directions

From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around 3.5 miles, turning right at the swing park, where signposted Airport & Kenovay. Thistle Dew is located around a mile along this road, on the right hand side.



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