



LIGHTHOUSE VIEW | SCARINISH | ISLE OF TIREE | PA77 6UH

OFFERS OVER: £280,000

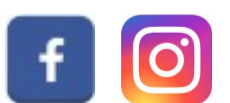
Situated in the main township of Scarinish on the beautiful island of Tiree, the sale of Lighthouse View offers an attractive, traditional linked dwellinghouse, set in its own garden grounds. Boasting stunning countryside and partial sea views, the property is located steps away from the beach and Scarinish harbour. Lighthouse View is in excellent order, neutrally decorated and benefits from double glazing, electric heating and provides good sized accommodation, conveniently arranged over two levels. The bright dining kitchen is a most attractive feature, with dual aspect views, shaker-style units, and tiled flooring. Due to the size and location the property would make a fantastic family home, an idyllic holiday retreat or an excellent investment opportunity for the buoyant self-catering market.

Scarinish is located on the south coast of the island between Hynish Bay and Gott Bay. The ferry terminal is situated here and the airport is only 4 miles distant at Crossapol. Scarinish offers amenities such as the Co-op, bank, post office, hotel 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 its 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.

Attractive Traditional Linked Dwellinghouse
 Countryside and Partial Sea and Harbour Views
 Idyllic Rural Island Location

- Lounge
- Dining Kitchen
- 4 Bedrooms
- Box Room
- Shower Room
- Double Glazing & Electric Heating
- Large Garden
- EPC Rating: F 35

MacPhee & Partners
 First Floor, 26 George Street
 Oban, PA34 5SB
 01631 565 251
 estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove 
 find your happy



 PrimeLocation.com



Accommodation

Entrance Porch 1.8m x 1.5m
With wooden entrance door. Door to hallway.

Entrance Hallway 4.0m x 1.8m
With stairs to upper level. Doors to lounge, shower room and dining kitchen. Laminate flooring.

Lounge 3.4m x 4.0m
With window to front. Electric fire set on tiled hearth with wooden overmantle.

Shower Room 3.1m x 1.9m
With window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and fully tiled shower cubicle with electric shower. Tiled splashback. Laminate flooring.

Dining Kitchen 5.9m x 3.2m
With windows to front and rear. Fitted with wood effect kitchen units, offset with cream coloured work surfaces. Stainless steel sink unit. tiled splashback. Stainless steel extractor hood. Built-in cupboard. Plumbing for washing machine and dishwasher. Tiled flooring.

Upper Level

Landing
With window to rear. Doors to bedrooms and box room.

Bedroom 3.1m x 3.2m
With window to side.

Bedroom 2.8m x 3.2m
With window to side.

Box Room 1.7m x 1.8m
With window to front.

Bedroom 2.8m x 3.2m
With window to side. Built-in wardrobe with sliding doors.

Bedroom 3.1m x 3.2m
Window to side. Built-in wardrobe with sliding doors.

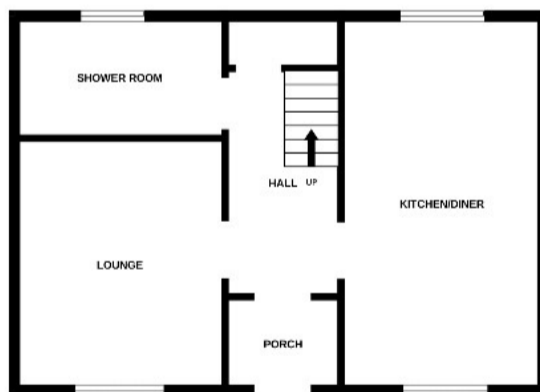
Garden
Lighthouse View benefits from garden grounds to the front and rear. The front garden is laid to lawn, offset with a stone wall, wooden fence, paved pathway and paved patio area. The large rear garden is laid to lawn, and also features a stone wall.

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 about half a mile, the entrance track to the property is located in the right hand side before the cattle grid and the shop car park.



Floor Plan

GROUND FLOOR



1ST FLOOR



Title Plan



The area outlined red is included in the sale.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.