



GUNNA VIEW | CAOLIS | ISLE OF TIREE | PA77 6TS

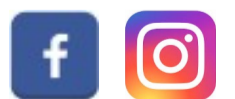
REDUCED GUIDE PRICE: £395,000 (£15,000 BELOW HOME REPORT VALUATION)

Situated in a quiet location, just a few minutes' walk from the beach at Caolis, and enjoying sea views of Gunna Sound, the sale of Gunna View offers an attractive traditional detached dwelling house, set in its own garden grounds. Boasting stunning countryside and sea views, the property is in excellent order and benefits from high specification Nordan triple glazing, oil fired central heating and new external insulation and render. Providing good sized accommodation, conveniently arranged over two levels, the dual aspect lounge with open fire and dining room with multi-fuel stove, are most attractive features. Gunna View would make a fantastic family home as currently used, an idyllic holiday retreat or an excellent investment opportunity for the buoyant self-catering market. Adjoining the house is a large former artist's studio with the potential to be converted to a self-contained holiday let. The garden grounds benefit from a large shed, a SolarDome, and a concrete base with separate electricity and plumbing connections, suitable for static caravan, and ample parking.

Caolis is located around 5 minutes drive from Tiree Lodge Hotel, and around 10 minutes drive to the main town of Scarinish, which offers amenities such as the Co-op, post office, bank, hotel and ferry. 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 Detached Dwellinghouse
- Stunning Countryside and Sea Views at Idyllic Rural Island Location
- Lounge with Open Fire
- Kitchen/Diner
- Dining Room with Multi-Fuel Stove
- 3 Bedrooms
- Wet Room & Cloakroom
- Large Studio (with potential as a Self-Contained Let)
- Triple Glazing & Oil Fired Central Heating
- Large Garden with Private Parking, SolarDome & Garden Shed
- Concrete Base with separate Electricity/Plumbing Connections
- EPC Rating: E 53

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Accommodation

Entrance Hallway 3.0m x 2.9m

With glazed UPVC entrance door. Stairs to upper level. Doors to lounge, shower room and dining room. Laminate flooring.

Lounge 5.0m x 3.4m

With windows to front and rear. Feature cast iron decorative coal fire set on tiled hearth with wooden overmantle. Door to studio.

Studio 9.8m x 4.9m

Slightly L-shaped, with windows to front and rear. Patio doors to front and glazed UPVC door to rear. Feature Belfast sink unit, offset with wooden work surfaces and fitted shelving over. Plumbing for dishwasher. Laminate flooring. Door to cloakroom.

Cloakroom 1.9m x 1.0m

With frosted window to rear. Fitted with white suite of WC and wash hand basin. Laminate flooring.

Shower Room 2.0m x 1.9m

With frosted window to rear. Fitted with white suite of WC and wash hand basin. Shower area with electric shower and wet-walling splashback. Heated towel rail.

Dining Room 5.0m x 3.5m

With window to front and rear. Feature multi-fuel stove set on slate hearth. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 5.1m x 2.5m

With windows to front and rear, and Velux roof window. Newly fitted with white shaker-style kitchen units, offset with solid oak work surfaces. Integral oven with black coloured extractor hood over. Electric hob. Integral fridge/freezer. Plumbing for dishwasher. White ceramic one-and-a-half bowl sink unit. Tiled splashback. Tiled flooring. Door to utility porch.

Utility Porch 2.9m x 2.3m

With glazed UPVC entrance door. Fitted with white shaker-style kitchen units. Plumbing for washing machine. Wooden flooring.

Upper Level

Landing 3.1m x 2.9m

L-shaped, with Velux window to rear. Doors to bedrooms.

Bedroom 4.8m x 3.5m

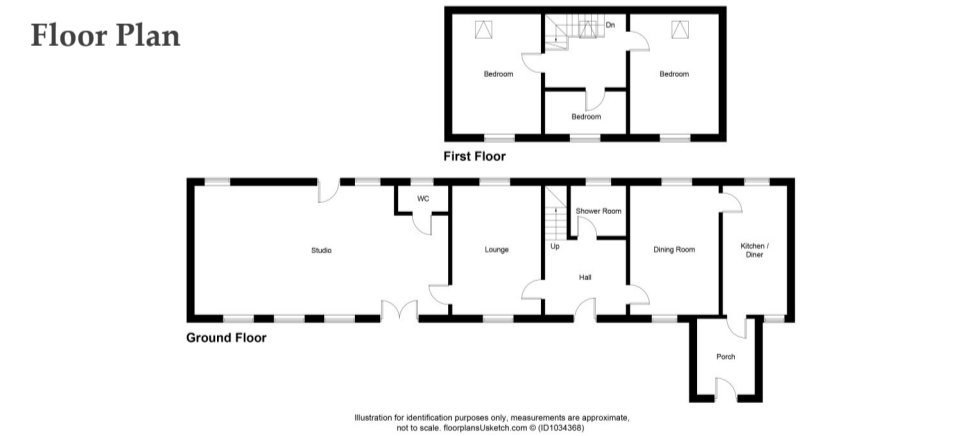
With window to front and Velux window to rear. Feature fireplace.

Bedroom 3.2m x 2.0m

With window to front.

Bedroom 4.8m x 3.5m

With window to front and Velux window to rear. Feature fireplace.




Garden

Gunna View benefits from large garden grounds to the front and rear, and provides ample parking. The grounds are laid in the main to lawn, with raised beds to the rear, a paved pathway and patio area, and surrounding wire and wooden fence. The garden also has a shed, a SolarDome, and a concrete base, with separate electricity and plumbing connections suitable for siting a static caravan.

Travel Directions

From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Continue on this road for about one mile, turning right at the junction on to B8069 road, then continue on this road for about four miles. Pass the red phone box in Caoles and turn left at the next junction. Gunna View is the eighth house on the left.



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