



MANNAL COTTAGE | MANNAL | ISLE OF TIREE | PA77 6UB

GUIDE PRICE: £260,000

Occupying a prime site and enjoying stunning, uninterrupted views towards the Treshnish Isles, with Mull beyond and Ben Hynish on the opposite side, the sale of Mannal Cottage offers an attractive, traditional detached dwellinghouse, set in generous grounds with workshop. Located in the quiet, charming township of Mannal, and only a few minutes' walk from Mannal beach, the property benefits from double glazing, electric heating, and enjoys neutral décor throughout. This bright, light property offers good sized accommodation, conveniently arranged over two floors, and would be ideally suited either a superb family home or an idyllic holiday retreat.

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 world's 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. There is also a doctors' surgery, bank, garage and veterinary surgery. The journey from Oban takes around 3.5 hours by boat. Regular flights are available from Glasgow and Connel airports taking approximately one hour.

- Attractive Traditional Detached Dwellinghouse
- Stunning Countryside and Sea Views
- Idyllic Rural Island Location
- Lounge with Electric Fire
- Kitchen
- Dining Room with Electric Fire
- 2 Double Bedrooms
- Bathroom & Wet Room
- Double Glazing & Electric Heating
- Garden with Workshop and Shed
- EPC Rating: G 14

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Accommodation

Entrance Porch 1.0m x 1.6m

With UPVC glazed entrance doors to both sides. Doors to bathroom and hallway. Laminate flooring.

Bathroom 1.6m x 1.7m

With frosted window to front. Fitted with white coloured suite of WC, wash hand basin and bath. Laminate flooring.

Hallway 2.2m x 1.1m

With stairs to upper level. Built-in cupboard. Doors to lounge and dining room. Laminate flooring.

Lounge 3.5m x 4.3m

With window to front. Feature electric fire set on marble hearth. Door to wet room. Laminate flooring.

Wet Room 2.0m x 2.6m

With frosted window to rear. Fitted with white suite of WC and wash hand basin, with walk-in shower area with tiled splashback. Heated towel rail.

Dining Room 3.4m x 4.4m

With window to front. Feature electric fire. Built-in cupboard. Open to kitchen. Laminate flooring.

Kitchen 3.5m x 2.3m

With window to rear. Fitted with wooden trim kitchen units, offset with cream laminate work surfaces. Stainless steel sink unit. Tiled splashback. Stainless steel chimney extractor. Plumbing for dishwasher and washing machine. Laminate flooring. UPVC door with glazed panel to side.

Upper Level

Landing 2.3m x 2.2m

With Velux window to front. Doors to bedrooms.

Bedroom 4.4m x 3.5m

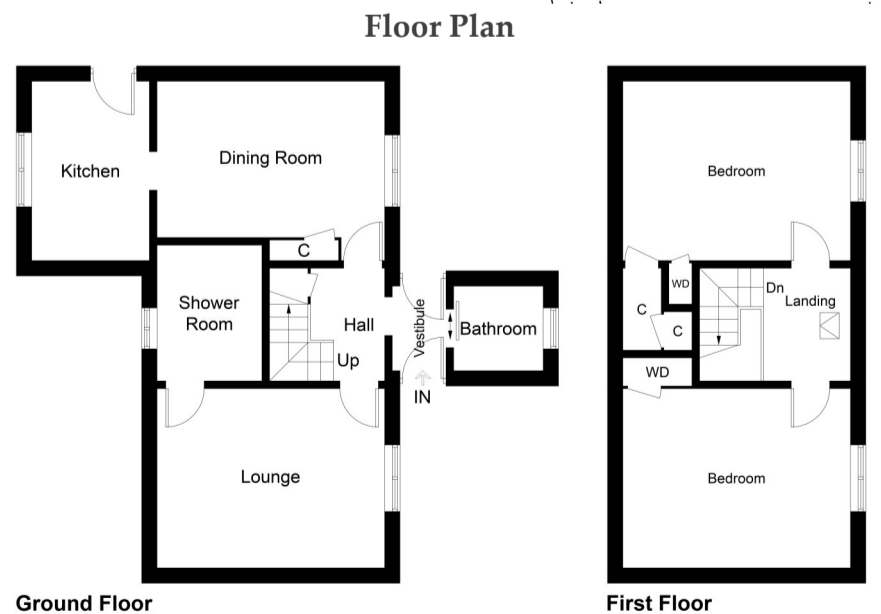
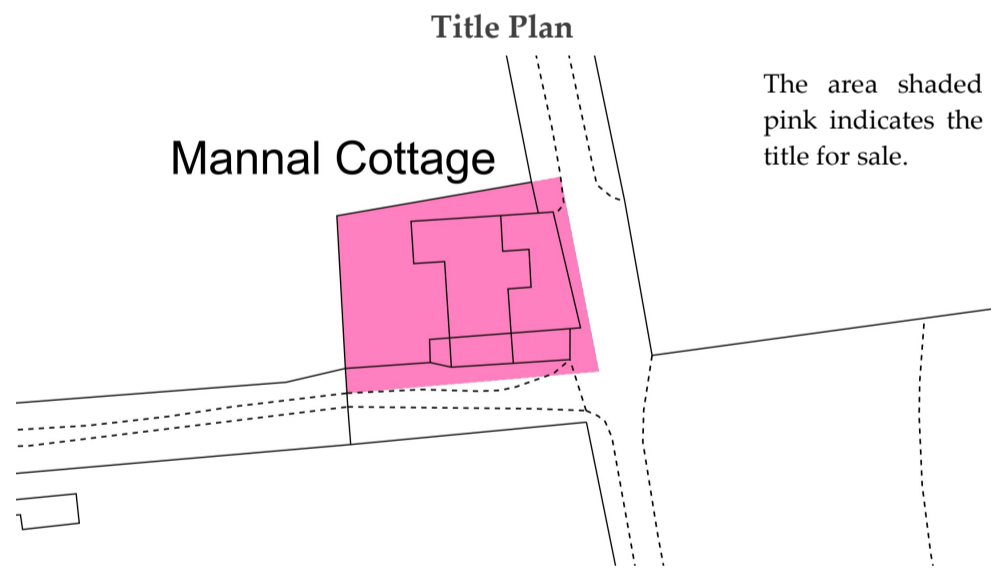
With dormer window to front. Built-in cupboard.

Bedroom 4.4m x 3.4m

With window to front. Built-in cupboard - 2.2m x 1.1m

Garden

Mannal Cottage benefits from spacious garden grounds to the front, side and rear. Laid in the main to lawn, the front walled garden, enjoys stunning sea views, with a pathway leading from there, round the side to the rear. The rear garden boasts a patio area and drying area. The garden has a workshop and shed.



Travel Directions

From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065. Continue on this road for about 4 miles, turning left at the junction on to the B8066. Proceed on this road for about 2 miles, Mannal Cottage is the second house on the right when you arrive in Mannal.



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).