



TIGH AN SITHEAN | CLEADALE | ISLE OF EIGG | PH42 4RL

GUIDE PRICE: £230,000

Tigh an Sithean forms a desirable detached property, located on the stunning Isle of Eigg, known as the jewel in the Hebridean crown. The property set in spacious garden grounds, blends into the backdrop of the Cleadale Cliffs with its ancient Atlantic rainforest hazel scrub, and offers spacious accommodation arranged in a convenient layout, over two floors. The property is extremely versatile and would be ideally suited to a family home, holiday home or a superb investment opportunity for the holiday letting market. In addition to the property, is a small cabin plus stone outbuildings, ideal for further development, subject to all the necessary planning consents etc.

Tigh an Sithean is located in Cleadale, around 4 miles from the main pier, with Laig Bay and the famous Singing Sands both within walking distance. The Island of Eigg, known for its outstanding beauty, is one of the small Isles comprising Eigg, Muck, Rum and Canna, and is the closest to the mainland of Scotland. The island was bought in 1997 by the Isle of Eigg Heritage Trust, a partnership between the residents of Eigg, the Highland Council, and the Scottish Wildlife Trust at the time. It has an active community and is served by both a seasonal ferry from Arisaig and a regular car ferry from Mallaig. Facilities at the main pier include a tearoom/bar, craft shop and well stocked general store at 'Am Laimhrig', as well as a modern shower/washing building and a multi occupancy small business unit. The well-used Eigg Community Hall is a short walk from the pier. The island also benefits from a doctor's surgery at the Small Isles Medical Practice and a nursery/primary school. The island itself, with its distinctive Sgurr Ridge, is dotted with sandy beaches and is a haven for wildlife, while the surrounding waters harbour seals, porpoises and dolphins.

- Desirable Detached Property
- Stunning Island Location
- Uninterrupted Ocean & Mountain Views
- Lounge with Stove
- Kitchen & Utility Room
- Dining Room
- 3 Bedrooms
- Kitchenette/4th Bedroom
- 2 Shower Rooms
- Solid Fuel Heating
- Garden
- Cabin & Outbuildings
- EPC Rating: D 58

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Accommodation

Entrance Vestibule

With stairs to upper level. Doors to lounge and bedroom.

Bedroom 4.2m x 3.4m

With window to front.

Lounge 5.9m x 4.2m

With window to front. Feature stove. Door to kitchen.

Kitchen 3.5m x 3.5m

With window to rear. Fitted with green coloured kitchen units, offset with granite effect work surface. Stainless steel sink unit. Cooker unit. Open to dining room. Doors to shower room and utility room.

Dining Room 3.9m x 3.5m

With window to side. Fitted shelving.

Utility Room 2.9m x 1.5m

With door to rear garden.

Shower Room 2.9m x 2.0m

With window to side. Fitted with white suite of WC, wash hand basin and shower cubicle.

Upper Level

Landing

With doors to bedrooms, shower room and kitchenette/4th bedroom.

Bedroom 3.4m x 3.0m

With window to side.

Shower Room 2.7m x 2.2m

Fitted with white suite of WC, wash hand basin and shower cubicle.

Bedroom 5.8m x 3.6m

With window to side.

Kitchenette/4th Bedroom 3.1m x 2.3m

With Velux window to front. Fitted, wooden effect, work surface. Stainless steel sink unit.

Cabin

The cabin has an open-plan lounge, dining and kitchenette area, bedroom and shower room.

Garden

The grounds are laid in the main to lawn, offset with mature trees and shrubs. There are two stone out-buildings and a work shed.

Travel Direction

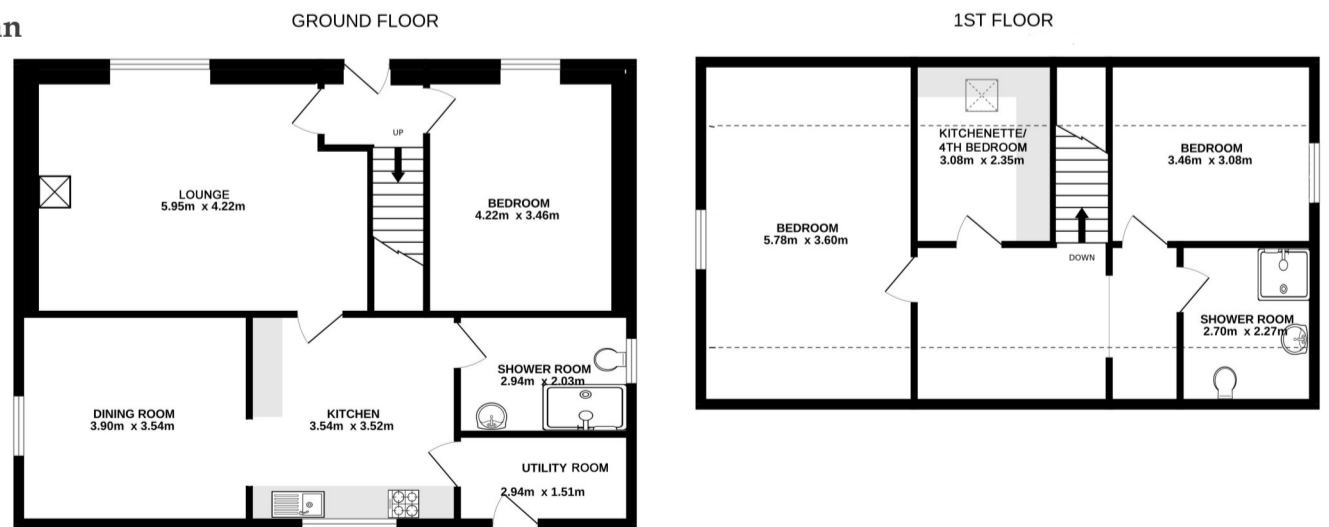
Take the main road from the pier across the island. Follow the road all the way to Cleadale and at the Y-junction, follow the road to the right. Tigh an Sithian is the second property on the right hand side.



Title Plan



Floor Plan



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).

