



REEF BUNGALOW | CROSSAPOL | ISLE OF TIREE | PA77 6UP

REDUCED GUIDE PRICE: £238,000

Situated in a quiet location, just a short drive from the stunning beaches at Crossapol and Balephetrish, and enjoying expansive countryside views, the sale of Reef Bungalow offers an attractive detached dwellinghouse, set in its own generous garden grounds, with garage. Providing good sized accommodation, conveniently arranged over one level, the property is in very good order and benefits from double glazing and solid fuel heating. 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. The garden grounds further complement the property and provide an essentially blank canvas for the successful purchaser.

Close to both Crossapol and Balephetrish beaches, the property is also a short walk from Tiree Airport. Crossapol has the advantage of a shop, post office, café, and is located less than 4 miles from the main village of Scarinish, with its ferry, hotel, Co-op, bank, post office, 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 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 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 Detached Dwellinghouse
- Idyllic Rural Island Location with Stunning Countryside Views
- Lounge with Open Fire
- Kitchen/Diner
- Utility Room
- 3 Bedrooms
- Bathroom
- Double Glazing & Solid Fuel Heating
- Garden Grounds Equating to 0.3 Acres
- Attached Garage & Private Parking
- EPC Rating: E 39

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Accommodation

Entrance Vestibule 1.4m x 1.3m

With glazed UPVC entrance door and side panel. Door to hallway. Tiled flooring.

Hallway 3.5m x 1.4m

With built-in storage cupboard. Laminate flooring. Doors to lounge, kitchen/diner, bathroom and bedrooms.

Lounge 5.5m x 3.6m

With windows to front and side. Feature coal fire.

Kitchen/ Diner 3.9m x 1.8m

With windows to rear and side. Fitted with cream coloured kitchen units, offset with wood effect work surfaces. Stainless steel cooker hood and splashback. Stainless steel sink unit. Plumbing for dishwasher. Built-in storage cupboard. Laminate flooring. Door to utility porch.

Utility Porch 2.4m x 1.4m

With window to side. Plumbing for washing machine and space for tumble drier. Wood effect work surface. Tiled flooring. UPVC glazed door to front.

Bathroom 2.4m x 1.9m

With frosted window to rear. Fitted with pale cream coloured suite of WC, wash

hand basin and bath, with electric shower over. Tiled splashback.

Bedroom 4.0m x 3.6m

With window to front. Built-in cupboard.

Bedroom 2.8m x 2.4m

With window to rear. Built-in cupboard.

Bedroom 4.0m x 2.5m

With window to rear. Built-in cupboard.

Garden

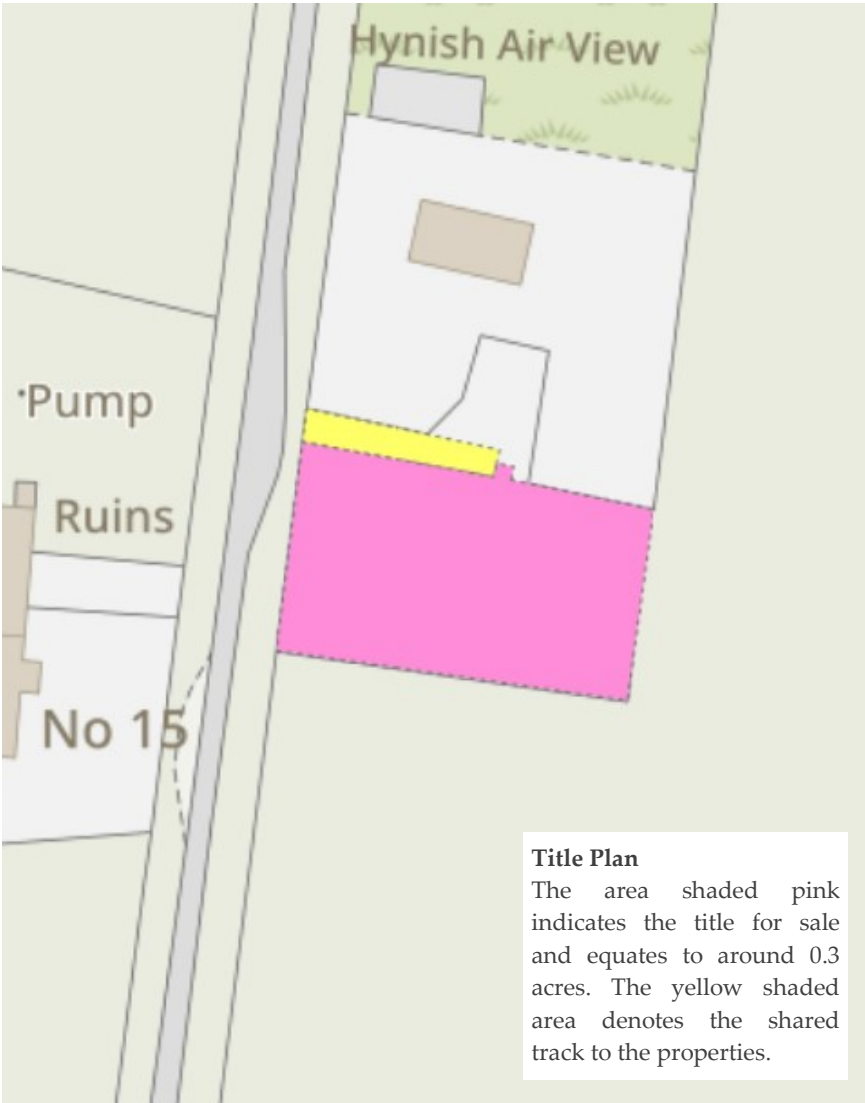
Reef Bungalow benefits from generous garden grounds to the front, side and rear, and is approached by a shared concrete driveway. An attached garage features to the front, with further private parking available on the driveway. The grounds are laid to lawn with a surrounding wire and wooden fence.

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 miles, turning right at the junction on to B8066 road. Proceed on this road for around 3.5 miles, turning right at the swing park, signposted Airport & Kenovay. Reef Bungalow is located around a mile along this road on the right hand side.



Title Plan



Floor Plan

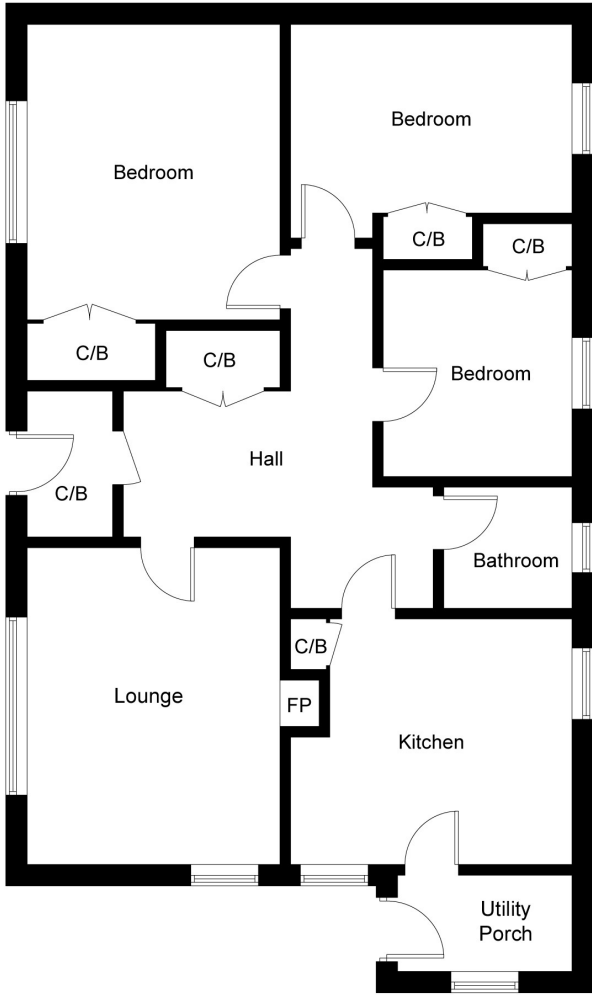


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119504)



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