



ANNANDALE | SCARINISH | ISLE OF TIREE | PA77 6UH

REDUCED GUIDE PRICE: £325,000 (£35,000 BELOW HOME REPORT)

Boasting a stunning location just metres from the beach at Scarinish, with uninterrupted sea views, the sale of Annandale offers an attractive, detached modern bungalow, set in garden grounds with private parking. In excellent order throughout and beautifully presented, this bright, light property benefits from double glazing, oil fired central heating and provides good sized accommodation, conveniently arranged over one level. The dual-aspect lounge with striking multi-fuel stove, and large kitchen/diner, with quality fitted kitchen units and integral appliances, plus separate dining area with patio doors, are most attractive features, and are further complemented by a useful utility porch, three double bedrooms, one of which has en-suite facilities, family bathroom, and modern shower room. Due to the size and location, Annandale would be ideally suited as a permanent family home, idyllic holiday retreat, or investment opportunity in a buoyant self-catering market.

Scarinish is the main township on Tiree, 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 and hotel. 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 Detached Modern Bungalow
- Idyllic Rural Island Location with Stunning Sea Views
- In Excellent Order
- Lounge with Multi-Fuel Stove
- Kitchen/Diner & Utility Porch
- 3 Bedrooms (Principal En-Suite)
- Bathroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Garden with Private Parking, Shed & Glass Garden Dome
- EPC Rating: E 53

MacPhee & Partners

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Accommodation Dimensions

Entrance Porch 2.2m x 2.2m

With glazed UPVC entrance door. Windows to front and side. Door to hallway. Laminate flooring.

Hallway 3.9m x 1.3m

L-shaped, with built-in cupboards. Hatch to loft. Doors to kitchen/diner & dining room, bathroom and bedroom.

Kitchen/Diner & Dining Room 7.1m x 4.2m

With windows to rear and patio doors to side. Fitted with white gloss kitchen units, offset with wooden work surfaces, upstand and breakfast bar. Integral double oven, wine cooler, fridge, freezer and dishwasher. Electric hob with stainless steel extractor hood over. Stainless steel one-and-a-half bowl sink unit. Laminate flooring. Sliding pocket doors to lounge and door to utility porch.

Lounge 5.2m x 4.0m

With windows to front and side. Feature multi-fuel stove set on slate hearth with wooden overmantle.

Utility Porch 3.0m x 2.1m

L-shaped, with window to rear. Fitted with white gloss kitchen units, offset with wooden work surfaces. White ceramic Belfast sink unit. Tiled splashback. Plumbing for washing machine. Hatch to loft. Laminate flooring. Doors to shower room and bedroom.

Shower Room 2.1m x 1.8m

Fitted with modern white suite of WC, wash hand basin set in vanity unit, and fully tiled shower cubicle with mains shower. Tiled splashback. Fitted shelving. Laminate flooring.

Bedroom 3.3m x 2.8m

Slightly L-shaped, with windows to side and rear. Hanging rail and shelves. Laminate flooring.

Bathroom 2.5m x 2.4m

L-shaped, with frosted window to front. Fitted with off-white suite of WC, wash hand basin and bath, with electric shower over. Fully tiled walls.

Principal Bedroom 4.3m x 3.5m

L-shaped, with windows to rear. Door to en-suite shower room. Built-in vanity area. Built-in wardrobe, with sliding doors.

En-Suite Shower Room 2.2m x 1.6m

With frosted window to rear. Fitted with off-white suite of WC, wash hand basin set in vanity unit, and fully wet-walled shower cubicle with mains shower. Tiled walls. Laminate flooring.

Bedroom 4.0m x 3.5m

With windows to front and side.

Garden

Annandale benefits from large garden grounds to the front, side and rear. The grounds are laid to lawn with a surrounding wall, pathway, patio area and gravelled driveway with cattlegrid and gate. Also included in the sale are a brick-built shed and glass garden dome.

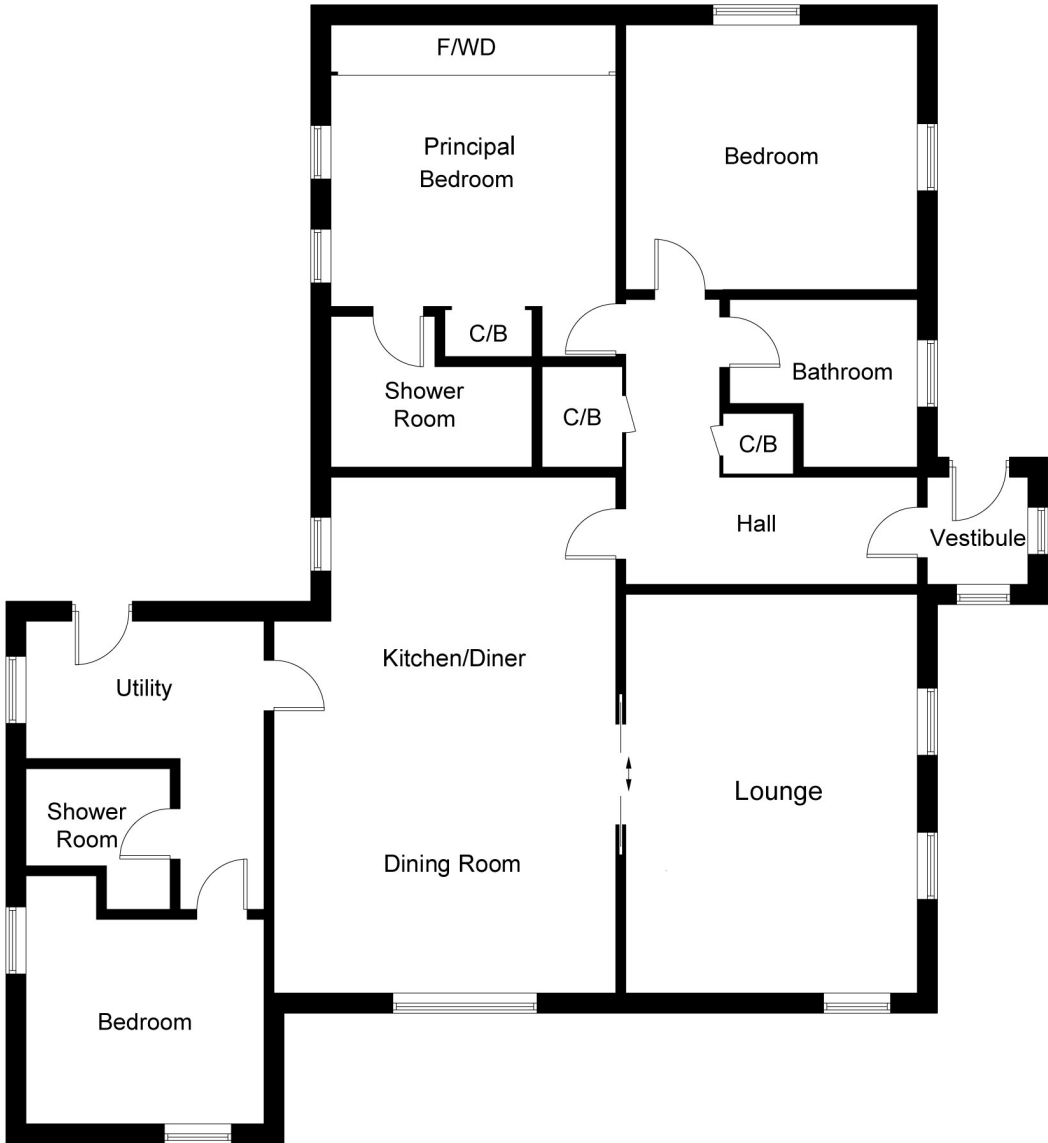
Travel Directions

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 a further half mile, and Annandale is located on the right hand side.





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 6)'.