



ABHAINN BHI | BALEPHUIL | ISLE OF TIREE | PA77 6UE



**PRICE GUIDE: £350,000**

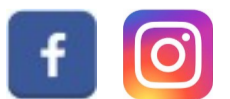
Quietly situated in a stunning location just a few minutes walk from Balephuul Beach, and enjoying sweeping panoramic views of the sea and surrounding countryside, the sale of Abhainn Bhi offers an attractive detached dwellinghouse, set in generous garden grounds with detached garage and off road private parking. Offering good sized accommodation, conveniently arranged over two floors, the property is in excellent order, well presented, and benefits from double glazing and electric heating. A welcoming entrance hallway, dual-aspect lounge with striking multi-fuel stove, and bright dining kitchen are most attractive features, whilst a utility room, shower room, four bedrooms and a family bathroom make up the remainder of the accommodation. Due to the size and location, Abhainn Bhi would be ideally suited as a permanent family home, as an idyllic holiday retreat, or as an investment opportunity for the buoyant self-catering market.

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 Connell airports taking approximately one hour.



- Attractive Detached Dwellinghouse
- Idyllic Rural Island Location with Countryside & Sea Views
- Lounge with Multi-Fuel Stove
- Dining Kitchen & Utility Room
- 4 Bedrooms (one is currently used as a Study)
- Bathroom
- Shower Room
- Double Glazing & Electric Heating
- Detached Garage & Private Off Road Parking
- Garden with Shed & Greenhouse
- EPC Rating: C 72

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# Accommodation

## Entrance Porch 2.1m x 1.0m

With wooden and glass entrance door. Door to hallway. Tiled flooring.

## Hallway 5.2m x 2.4m

With stairs to upper level. Built-in cupboard. Hardwood flooring. Doors to lounge, bedroom (currently used as a study), shower room and kitchen/diner.

## Lounge 5.3m x 4.1m

With windows to front and side. Feature multifuel stove set on a slate hearth with marble overmantel.

## Bedroom (currently used as a Study) 3.4m x 3.2m

With window to front. Hardwood flooring.

## Shower Room 2.0m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin set in vanity unit, and shower cubicle with mains shower. Fully tiled walls. Tiled flooring.

## Dining Kitchen 7.8m x 3.0m

With windows to side and rear. Fitted with wood effect kitchen units, offset with black laminate work surfaces and free-standing island unit. Integral oven. Gas hob with black extractor chimney over. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Integral dishwasher. Built-in cupboard. Tiled flooring. Patio doors to rear. Door to utility room.

## Utility Room 3.1m x 1.8m

L-shaped, with window to side. Fitted with wood effect kitchen units, offset with black laminate work surface. Cream coloured sink

unit. Plumbing for washing machine and space for tumble dryer. Built-in cupboard housing hot water tank. Tiled flooring. Door with frosted glazed panel to rear.

## Upper Level

### Landing 2.0m x 3.4m

With Velux window to rear. Built-in cupboards. Doors to bedrooms and bathroom.

### Bedroom 3.1m x 2.9m

With Velux window to rear.

### Bedroom 4.2m x 3.7m

With Dormer window to front. Built-in wardrobe with mirrored sliding doors.

### Bedroom 4.6m x 4.1m

With Dormer window to front.

### Bathroom 2.9m x 1.9m

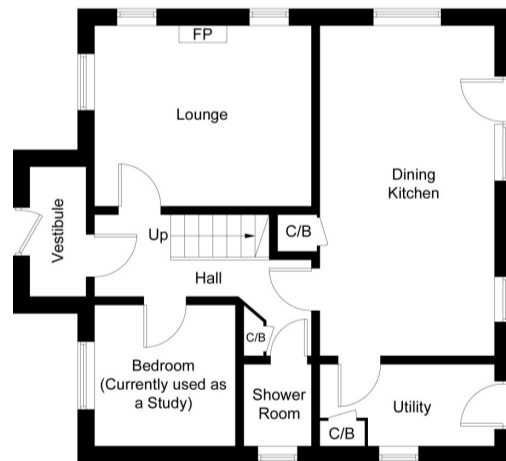
With Velux window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and bath with shower attachment over. Fully tiled walls. Heated towel rail.

## Garden

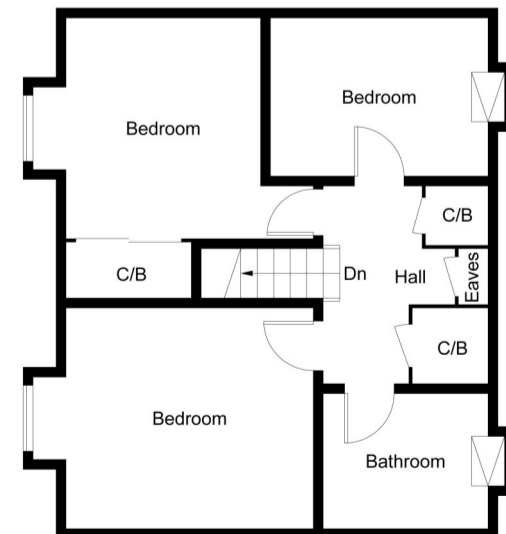
Abhainn Bhi is surrounded by generous garden grounds to all sides of around 0.2 acres. Laid to lawn, offset with mature hedging, shrubs, bushes and planting, a paved pathway leads around to the rear, and features a concrete ramp to the rear entrance door. The rear garden is fully enclosed with a wire and wooden fence. A detached garage is located to the side, along with ample private parking, and a shed and greenhouse are included in the sale.



## Floor Plan



Ground Floor



First Floor

## Title Plan



The area outlined red indicates the title for sale whilst the yellow shading indicates the access road.

## 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 5 miles, turning left on to the B8066 road, signposted Balemartine, Mannel, & Hynish, and continue for around a mile, passing the cemetery on the right hand side. Take the next right hand turn, where signposted Balephuill, Continue along this road for almost two miles, turning right after the red phone box where signposted Loch a Phuill. Follow this straight road, turning left after approx. half a mile and follow the track towards the beach. Abhainn Bhi is the first property located on the left hand side.

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