



## LONGSDALE COTTAGE | HEANISH | ISLE OF TIREE | PA77 6UL



### PRICE GUIDE: £260,000

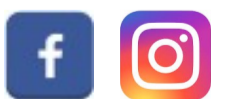
Located in the small settlement of Heanish, with views sweeping over the machair towards the sea, the subjects of sale form a charming, traditional detached cottage, set in generous garden grounds. Offering spacious accommodation, conveniently arranged over two floors, Longsdale Cottage is in excellent order, beautifully presented and benefits from double glazing and electric storage heating. Neutrally decorated throughout, this bright property boasts many attractive features including wooden and tiled slate flooring, country style doors, an open-plan living area with impressive multi-fuel stove and shaker style kitchen, with handmade pottery tiling, modern bathroom suites and a generous principal bedroom with en-suite shower room, to name but a few. Due to the size and location, the cottage would make a fantastic family home, idyllic holiday retreat or an excellent investment opportunity for the buoyant, self-catering market. Heanish is located only two minutes drive away from the main village of Scarinish, with it's ferry, hotel, Co-op, bank, post office, café, 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 it's 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.



- Charming, Traditional Detached Cottage
- Idyllic Rural Island Location with Sea Views
- In Excellent Order & Beautifully Presented
- Open-Plan Lounge, Kitchen & Dining Area with Solid Oak Flooring & Stove
- 3 Bedrooms (Principal En-Suite Shower Room)
- Family Bathroom
- Double Glazing & Electric Storage Heating
- Landscaped Garden with Large Workshop
- Ample Private Parking
- EPC Rating: E 49

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# Accommodation

## Entrance Hallway

With wooden entrance door. Doors to bathroom, utility and open to open-plan lounge, kitchen & dining area. Slate flooring.

## Bathroom 4.5m x 2.0m

L-shaped, with frosted windows to front and side. Fitted with white suite of WC, wash hand basin, bath with shower attachment over and fully wet-walled shower cubicle with mains shower. Tongue-and-groove wall panelling. Slate flooring. Heated towel rail.

## Utility 2.5m x 1.6m

L-shaped, with window to rear views. White kitchen unit, offset with granite effect work surfaces. Stainless steel sink unit. Fitted shelving. Plumbing for washing machine. Built-in cupboard. Slate flooring.

## Open-Plan Lounge, Kitchen and Dining Area 5.9m x 4.9m

With window to front and two windows to rear. Multi-fuel stove set in original stone wall with tiled hearth. Fitted with shaker-style, wooden kitchen units, offset with granite effect work surfaces. Stainless steel chimney extractor over. One-and-a-half bowl, white ceramic sink unit. Tyrii Pottery feature tiled splashback. Oak wooden flooring. Open to inner hallway.

## Inner Hallway

With stairs to upper level and door to bedroom. Wooden flooring.

## Bedroom 3.8m x 2.9m

With windows to front and rear. Two alcoves. Wooden flooring.

## Upper Level

## Landing

L-shaped, with triple window to rear views. Wooden flooring. Doors to bedrooms.

## Principal Bedroom 5.8m x 4.4m

L-shaped, with Velux window to front and dormer triple window to rear sea views. Wooden flooring. Door to en-suite shower room.

## En-Suite Shower Room 2.0m x 1.5m

With window to front. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle with Mira shower. Tiled splashback. Painted wooden flooring.

## Bedroom 4.4m x 2.5m

With Velux window to front. Painted wooden flooring.

## Garden

Longsdale Cottage benefits from enclosed, private garden grounds and is approached through a large gate, providing ample gravelled parking. The grounds are laid in the main to lawn, offset with feature paving slabs, mature shrubs and hedging, having recently been updated by a landscape gardener. A large workshop, which could easily be converted to a summer house, is also located within the grounds and is included in the sale.

## 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 1.5 miles, passing through Scarinish and at Heanish, Lonsdale Cottage is the 6th property on the left.



## Title Plan



The area outlined red indicates the title for sale, whilst the brown shaded area denotes a servitude right for the neighbouring property for maintenance, and the blue shaded area denotes a right of access to the adjoining field for maintenance for Longsdale Cottage.



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)'.