



## 2 HOUGH HOUSE | HOUGH | ISLE OF TIREE | PA77 6XE

### PRICE GUIDE: £225,000 (NEW HOME REPORT)

Set in the tranquil township of Hough, in the midst of spectacular scenery and enjoying stunning views over the countryside towards the machair, Ben Hynish and Kennavara, the sale of 2 Hough House forms a charming, traditional semi-detached dwellinghouse, boasting Ben Hough as it's backdrop. The dazzling white sands of Balevullin Beach and Maze Beach, both popular for water sports, are only a two minute drive from the property whilst Crossapol, which offers a fantastic independent, licenced general store and an airport, is located 5 miles away and the main town of Scarinish with further amenities such as the Co-op, bank, post office, hotel and ferry is 7.5 miles distant. In very good order throughout, the property benefits from double glazing and a heat recovery system plus electric heating and impressive multi-fuel stoves in both the lounge and ground floor bedroom. Due to the size and location, the property would make a fantastic family home, idyllic retreat or an excellent investment opportunity for the buoyant self-catering market. An added benefit of the sale is an attached workshop which comprises two separate areas.

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.

- Attractive Semi-Detached Dwellinghouse
- Idyllic, Rural Island Location
- Open-Plan Lounge, Dining & Kitchen Area
- 3 Double Bedrooms
- Family Bathroom & Cloakroom
- Workshop - with 2 Areas
- Heat Recovery System plus Electric Heating & 2 Multi-Fuel Stoves
- Double Glazing
- Garden
- EPC Rating: E 48

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# Accommodation

**Entrance Porch 3.2m x 2.0m**  
Wooden front door with glazed panel. Windows to side. Door to open-plan living area.

**Open-Plan Lounge, Dining & Kitchen Area 6.4m x 4.3m**  
L-shaped, with window to front and wooden stairs to upper level. Multi-fuel stove set on slate hearth with feature stone surround. Fitted with wooden kitchen units, offset with wooden work surfaces. One-and-a-half bowl, white ceramic sink unit. Tiled splashback. Wooden flooring. Doors to workshop and cloakroom.

**Workshop**  
**Area One 4.0m x 3.2m**  
**Area Two 4.0m x 2.8m**  
With frosted glazed UPVC door to side garden. Fitted with cream coloured shaker-style kitchen unit, offset with granite effect work surfaces. Marble effect splashback. Stainless steel sink unit. Plumbing for washing machine. Grant boiler. Tiled laminate flooring.

**Cloakroom 1.6m x 0.9m**  
Fitted with white suite of WC and wash hand basin. Tiled splashback.

**Bedroom 4.3 x 3.4**  
With window to front. Feature fireplace with multi-fuel stove set on slate hearth. Two built-in shelved alcoves.

**Upper Level**  
With feature window to rear at half landing. Hatch to loft.

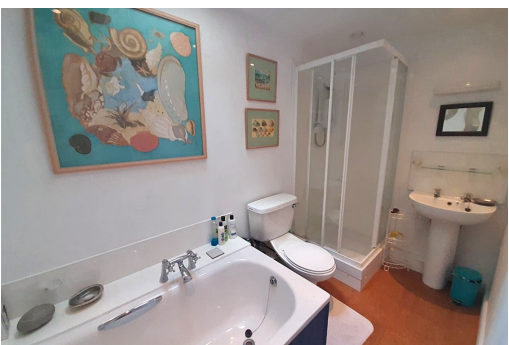
**Landing**  
With window to front. Built-in cupboard, housing boiler. Doors to bathroom and bedrooms.

**Bathroom 3.3m x 2.3m**  
L-shaped, with Velux window. Fitted with white suite of WC, wash hand basin, bath and shower cubicle with electric shower. Wet wall splashback.

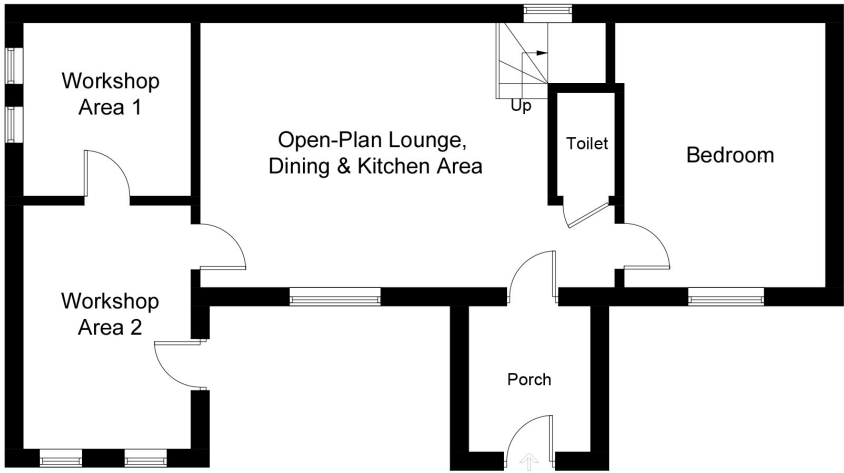
**Bedroom 3.3m x 2.6m**  
With window to front. Built-in cupboard.

**Bedroom 4.3m x 4.0m**  
With windows to front and rear. Built-in cupboard.

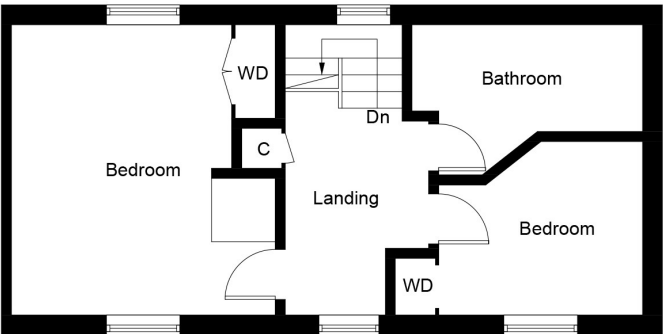
*Wooden flooring throughout with the exception of the cloakroom and bathroom which are cork tiles.*



## Floor Plan



Ground Floor



First Floor

## Title Plan



**Garden**  
A small area of garden ground to either side of the entrance porch and to the side of the property is included, clearly visible from the title plan.

**Travel Directions**  
From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Follow this road through Balephetrish and Cornaig. Arriving at Balevullin, take a left at the first junction and continue on this road, passing a junction on the left to Moss. The road to 2 Hough House is the first road on the right thereafter.



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).