



## BAYVIEW | BALEPHUIL | ISLE OF TIREE | PA77 6UE

### OFFERS OVER: £250,000

Occupying a stunning position, located just a few minutes' walk from Balephuil beach, and enjoying breath-taking countryside and sea views, Bayview forms an attractive, traditional detached cottage, set in its own garden grounds. In excellent order and well presented, the property benefits from double glazing, oil fired central heating, and provides good sized accommodation, conveniently arranged over one level, comprising a dual aspect lounge, kitchen, two double bedrooms, a modern shower room, and two hallways. This bright, desirable, property would be ideally suited as a permanent home, idyllic holiday retreat, or as an investment opportunity in a buoyant self-catering market. Indeed, Bayview is currently run as a successful holiday let, has a short term licence in place and is advertised on the following link:

<https://www.airbnb.co.uk/rooms/612254109068870982>

Located on the south west coast of Tiree, Balephuil Bay stretches for approximately a mile in length and is one of the island's most beautiful beaches. 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, a 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.

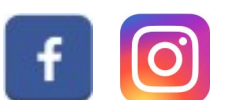
- Attractive Traditional Detached Cottage
- Idyllic Rural Island Location with Stunning Sea & Countryside Views
- Very Close Proximity to the Beach
- In Excellent Order & Well Presented
- Lounge with Dual Aspect Windows
- Kitchen
- 2 Double Bedrooms & Shower Room
- Double Glazing & Oil Fired Central Heating
- Enclosed Garden Grounds Equating to around 0.1 Acres
- Garden Shed & Parking
- EPC Rating: E 39

#### MacPhee & Partners

First Floor, 26 George Street

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Accommodation

Hallway 1.9m x 0.9m

With glazed UPVC entrance door. Laminate flooring. Doors to kitchen, shower room and second hallway.

Kitchen 2.9m x 2.2m

With windows to front and side. Fitted with beech effect kitchen units, offset with black coloured laminate work surfaces. Stainless steel extractor chimney over. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Laminate flooring.

Shower 1.9m x 1.7m

With frosted windows to front and side. Fitted with white suite of WC, wash hand basin, and wet-walled shower cubicle. Wet-walled splashback. Laminate flooring.

Inner Hallway 3.1m x 1.1m

Storage cupboard, housing electric meter. Laminate flooring. Hatch to loft. With doors to lounge and bedrooms.

Lounge 3.8m x 3.1m

Slightly L-shaped, with windows to front and rear. Built-in storage cupboard. Fitted shelving. Laminate flooring.

Bedroom 3.1m x 2.7m

With window to rear. Laminate flooring.

Bedroom 3.9m x 3.0m

With windows to front and rear. Built-in storage cupboard. Laminate flooring.

Garden

Bayview benefits from enclosed garden grounds to the front and sides, equating to around 0.1 acres. The grounds are laid to lawn, offset with a pathway to the front, rear and side. A stone outbuilding, historically the former family home prior to the current property being built, is included in the sale, and is now classed as a ruin. However this structure offers scope for buyers seeking development opportunities, and subject to all the necessary consents, could provide additional accommodation. A garden shed annexe offering potential for refurbishment or alternative use, is included in the sale.

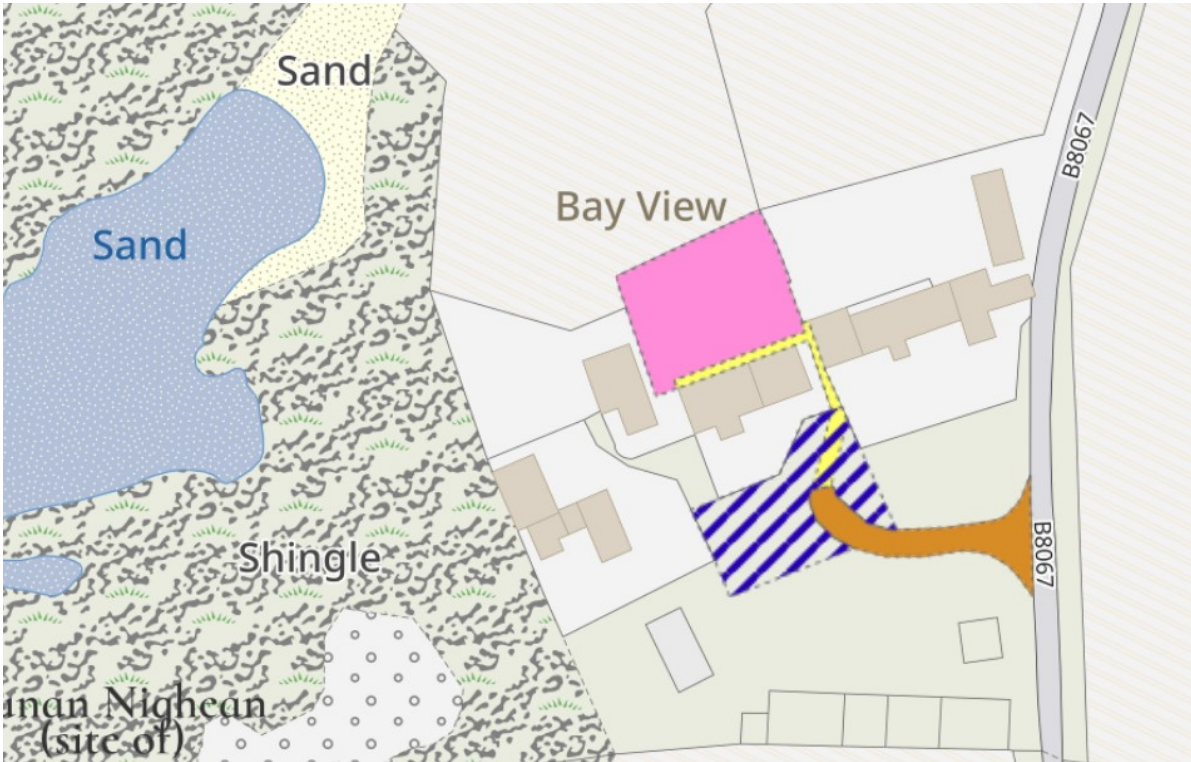
Travel Directions

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 about 4 miles, turning left at the junction on to the B8066 road. Stay on this road for about 2 miles, turning right at the road signposted for Balephuil. Follow this road and turn right just before the cattle grid, Bayview is the second house on the right.

Additional Location Highlights

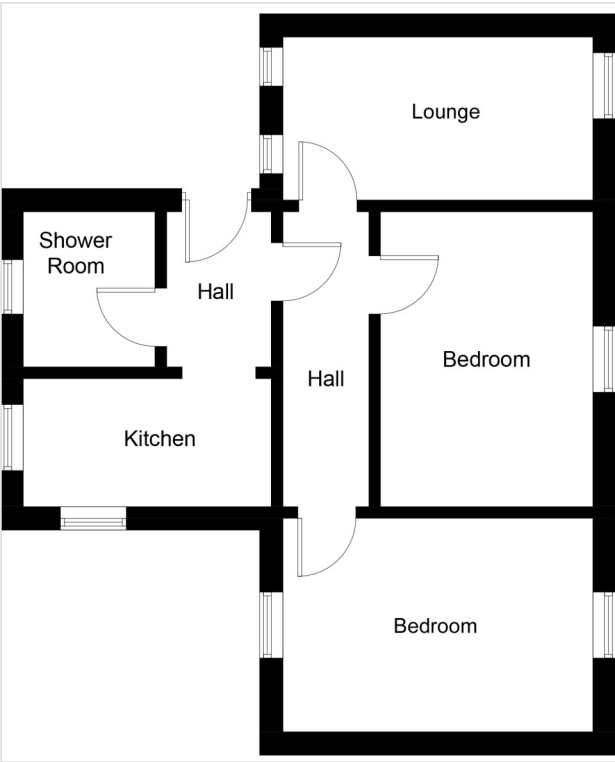
- ◆ 12 minute drive to Crossapol Airport
- ◆ 20 minute drive to ferry terminal
- ◆ 2 minute walk to the award-winning Tíree Gin Distillery, which offers tours and visitor experiences

what3words convey.hobble.finest



Title Plan

The area shaded pink indicates the title for sale and equates to around 0.1 of an acre. The yellow shaded area indicates a pedestrian right of access, whilst the brown shaded area indicates a vehicular and pedestrian right of access. The blue hatched area indicates a servitude right to park vehicles on this area.



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)'.