



ROADMAN'S COTTAGE | BAUGH | ISLE OF TIREE | PA77 6UN

PRICE GUIDE: £215,000

Situated in a stunning location on the beautiful island of Tiree, the sale of Roadman's Cottage offers a charming, traditional detached cottage, set in its own gravelled garden grounds. Located in the quiet coastal hamlet of Baugh, a few steps away from the shore and just a short walk from the glorious Crossapol Beach, the property enjoys spectacular views sweeping over the surrounding countryside, and enjoys partial sea views. In good order and benefiting from double glazing and electric heating, the property provides good sized accommodation, conveniently arranged over two levels. The bright open-plan lounge, dining and kitchen area with multi-fuel stove, vaulted ceiling and mezzanine area, and the large ground floor bedroom with its own external door, are most attractive rooms, featuring dual-aspect windows and slate flooring. Due to the size and location the property would make a fantastic permanent home, an idyllic holiday retreat or a superb investment opportunity for the buoyant self-catering market.

Baugh is home to the island's medical practice and a Baptist church, and is located close to both the main village of Scarinish and the airport. 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.

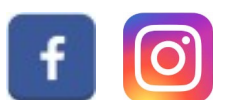
- Charming Traditional Detached Cottage
- Idyllic Rural Island Location with partial Sea Views
- In Excellent Order & Well Presented
- Open-Plan Lounge, Kitchen & Dining Area with Multi-Fuel Stove & Mezzanine Area
- Large Double Bedroom
- Shower Room
- Double Glazing & Electric Heating
- Enclosed Garden Grounds Equating to around 0.1 Acres
- Large Timber Shed & Ample Private Parking
- EPC Rating: F 38

MacPhee & Partners

First Floor, 26 George Street

Oban, PA34 5SB, 01631 565 251

estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Kitchen/Diner/Lounge 8.1m x 4.4m

With wooden entrance door to front and windows to front and rear. Fitted with off-white coloured shaker-style kitchen units, offset with wooden work surfaces. Stainless steel sink unit with Tyrii Pottery tiled splash back. Black-coloured extractor chimney over. Plumbing for dishwasher and washing machine. Multifuel stove set in original stone wall with Tyrii Pottery tiled hearth. Stairs to mezzanine level, and doors to shower room and bedroom. Tiled flooring.

Mezzanine Level 4.3m x 3.0m

With Velux windows to front and rear. Large storage cupboard.

Shower Room 2.8m x 1.6m

With window to rear. Fitted with white suite of WC, wash hand basin, and fully wet-walled

shower cubicle with electric shower. Heated towel rail. Tiled flooring.

Bedroom 4.4m x 3.4m

With glazed, UPVC entrance door to side, and windows to front and rear. Tiled flooring.

Garden

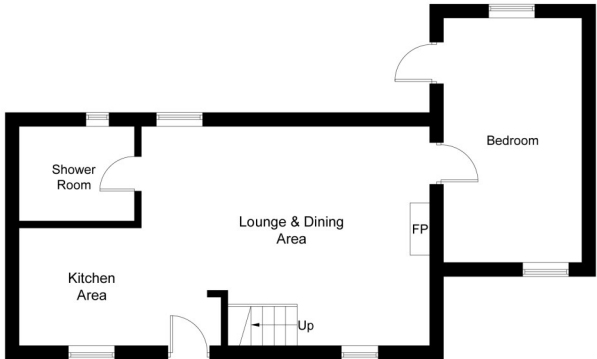
Roadman's Cottage benefits from enclosed, private garden grounds, laid to gravel for ease of maintenance, with wooden fencing and ample parking. The property also benefits from a large wooden shed/workshop.

Travel Directions

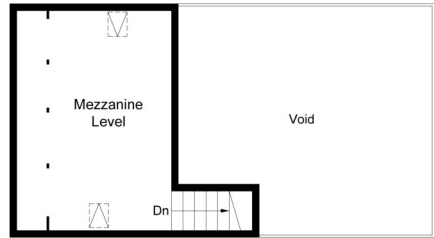
From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around 1.5 miles past Baugh Bay and Roadman's Cottage is on the left next to the red phone box.



Floor Plan



Ground Floor



Upper

Title Plan

Title Plan
The area outlined red indicates the title for sale and equates to around 0.1 of an acre.



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)'.