



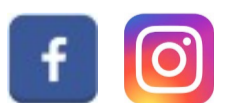
1 GOTT | GOTT | ISLE OF TIREE | PA77 6TN

**PRICE GUIDE: £210,000**

Situated in a stunning location on the beautiful island of Tiree, with spectacular, uninterrupted views sweeping across Gott Bay, the sale of 1 Gott forms a substantial, detached bungalow, set in generous garden grounds of around 0.2 acres. Boasting outstanding countryside and sea views, the property is located steps away from the beach, providing an exciting lifestyle opportunity. Offering good sized accommodation, conveniently arranged over one level, the property benefits from mixed glazing and partial electric heating. Several of the rooms have been improved in recent times, however further renovation and modernisation is required. The sunroom is a superb bright space, semi-circular in shape, with windows all facing out to the front and side views, presenting a fantastic family space. Due to the size, flexibility, and location, the property would make a wonderful permanent home, an idyllic holiday retreat or a superb investment opportunity for the buoyant self-catering market, following works.

Gott is a small township, situated by the village of Scarinish, located on the south coast of the island, a very short drive to the ferry terminal and around 5 miles from the airport. Scarinish itself offers amenities such as the Co-op, bank, post office, hotel and garage, whilst the charming Tiree Lodge Hotel, with its restaurant and cosy bar, is a short walk from the property. 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 Connel airports taking approximately one hour.

- Substantial Detached Bungalow
- Idyllic Rural Island Location with Spectacular Sea & Beach Views
- Excellent Development Opportunity
- Lounge
- Sunroom
- 2 Kitchen Areas
- 4 Bedrooms
- Shower Room
- Mixed Glazing & Partial Electric Heating
- Garden Grounds Equating to around 0.2 Acres
- EPC Rating: F 25



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# Accommodation

## Entrance Porch 1.7m x 1.5m

With wooden entrance door to front, and window to side. Door to hallway.

## Hallway 6.0m x 1.3m

With doors to lounge, kitchen, bedrooms, shower room and lounge. Laminate flooring.

## Kitchen 5.9m x 1.8m

With windows to front and side. Fitted with modern white kitchen units, offset with grey coloured work surfaces. Stainless steel sink unit. Plumbing for washing machine. Door to lounge. Laminate flooring.

## Sunroom 4.4m x 4.2m

With windows to front and side. Electric fire. Laminate flooring.

## Bedroom 3.6m x 3.5m

With window to side. Fireplace. Laminate flooring.

## Bedroom 3.6m x 3.4m

With window to side. Laminate flooring.

## Shower Room 2.4m x 2.1m

With window to rear. Fitted with modern white suite of WC, wash hand basin, and shower cubicle with electric shower. Wet wall splashback. Heated towel rail.

Laminate flooring.

## Bedroom 3.5m x 3.5m

With window to rear.

## Bedroom 3.5m x 3.4m

With window to side. Fireplace.

## Lounge 3.6m x 3.5m

With window to side. Fireplace. Door to former kitchen.

## Former Kitchen 4.7m x 2.3m

With windows to front and side. Wooden entrance door to front. Fitted with wooden units, double Belfast sink and stove. Hatch to loft.

## Garden

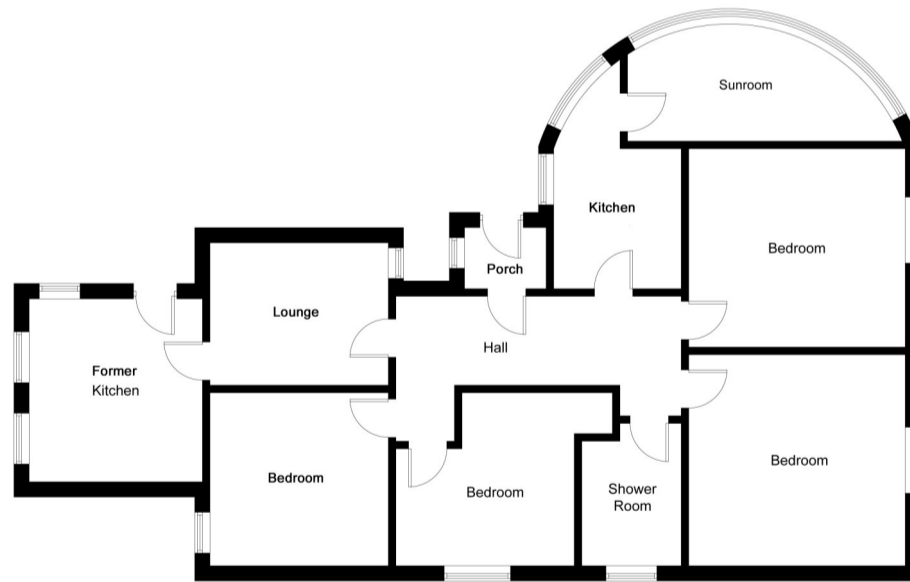
The property is surrounded on all sides by fully enclosed garden grounds equating to around a fifth of an acre. Laid to natural lawn, the area essentially provides a blank canvas for the successful purchaser.

## Travel Directions

From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road, continue on this road for about 1 mile, turning right at the junction onto the B8069 road and pass the pink house. 1 Gott is the next property on the left hand side.

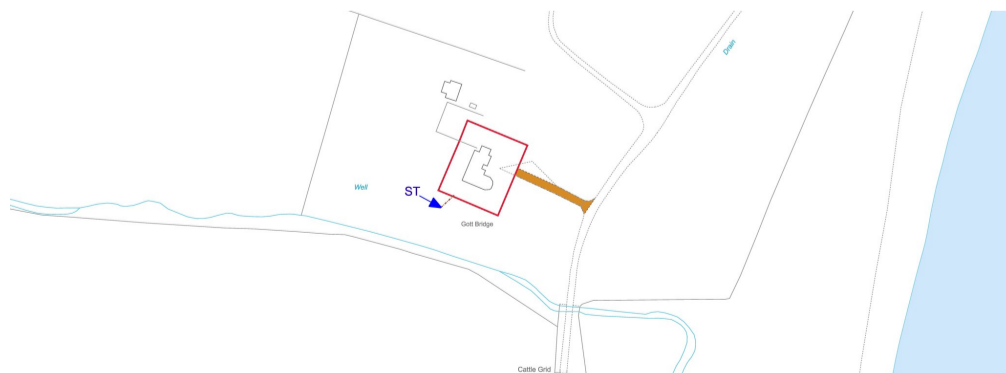


## Floor Plan



### Title Plan

The area outlined red indicates the title for sale, equating to around 0.2 acres. The orange shaded area indicates the access track to the property. Please note this property benefits from mains water supply.



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