



KILDUNAN | KILKENNETH | ISLE OF TIREE | PA77 6XE

**REDUCED GUIDE PRICE: £285,000 (£45,000 BELOW HR VALUE)**

Situated in a quiet location just a short walk from the beach at Greenhill and enjoying views sweeping over the machair towards the sea, Ceann A'Mhara, Ben Hynish and Ben Hough, Kildunan offers an attractive bungalow and attached studio annex, set in generous garden grounds of around 0.3 acres. The house and studio annex are in excellent order and benefit from double/triple glazing, air source heat pump, underfloor heating and a multi-fuel stove. Providing good sized accommodation, due to the size and location the property would make a fantastic family home, an idyllic holiday retreat or an excellent investment opportunity for the buoyant self-catering market. The garden grounds benefit from a large workshop/office which could be converted into a summer house, plus two garden sheds.

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.

- Attractive Bungalow with Stunning Countryside Views
- Idyllic Rural Island Location
- Lounge/Diner with Underfloor Heating, Triple Glazing & Modern Multi-Fuel Stove
- Kitchen
- 2 Double Bedrooms
- Shower Room & Bathroom
- Double Glazing, Air Source Heat Pump & Underfloor Heating
- Large Garden with Workshop/Office, 2 Sheds, & Private Parking
- Attached Studio Annex: Kitchen, Shower Room & Electric Heating
- EPC Rating: D 61

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Main House:



## Accommodation

### Kitchen/Utility 4.8m x 1.8m

With white and glass UPVC entrance door. Window to rear and Velux roof window. Fitted with white gloss kitchen units offset with wooden worksurfaces. Stainless steel sink unit. Tiled splashback. Stainless steel cooker hood. Fitted hob and double oven. Fitted fridge/freezer, dishwasher and washing machine. Tiled flooring.

### Lounge/Diner 7.3m x 4.5m

With triple glazed high quality timber and aluminium composite windows to front and side. Patio doors onto decking at front. Feature multi-fuel stove set on glass hearth. Engineered wood flooring and underfloor heating.

### Hallway 2.7m x 1.1m

Doors to bedrooms, shower room and bathroom.

### Bedroom 3.4m x 2.7m

With window to rear.

### Bedroom 3.2m x 4.6m

With UPVC and glass entrance door to front. Window to rear.

### Wet Room 2.6m x 1.4m

With UPVC and glass entrance door to side. Window to front. Fitted with white coloured suite of WC, wash hand basin, slip-resistant vinyl flooring and tiled shower area. Heated towel rail.

### Bathroom 2.3m x 1.7m

With window to front. Fitted with white coloured suite of WC, wash hand basin and bath with Mira shower over. Heated towel rail. Tiled

splashback. Laminate flooring.

## Studio Annex

### Kitchen 2.4m x 2.2m

With white and glass UPVC entrance door. Window to side. Fitted with black laminate kitchen units offset with wooden worksurfaces. Black sink unit. Tiled splashback. Stainless steel cooker hood. Fitted hob, fridge freezer and dishwasher.

### Lounge/Bedroom 5.3m x 3.7m

With patio doors to front. Windows to side.

### Shower Room 2.5m x 1.4m

With window to side. Fitted with white coloured suite of WC, wash hand basin and walk-in shower area. Heated towel rail.

## Garden

Kildunan benefits from large garden grounds to the front, rear and sides, equating to around 0.3 acres. The garden grounds are laid to lawn with a surrounding wire and wooden fence off set with mature shrubs, hedging and decking area to the front of the house. The garden has a workshop/office that includes a work bench, power and storage for water sports equipment, plus two sheds. There is ample gravelled parking to the side of the property.

## 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 Balepetish and Cornaig. Arriving at Balevullin take a left at the first junction and continue on this road for two miles and Kildunan is on the left.

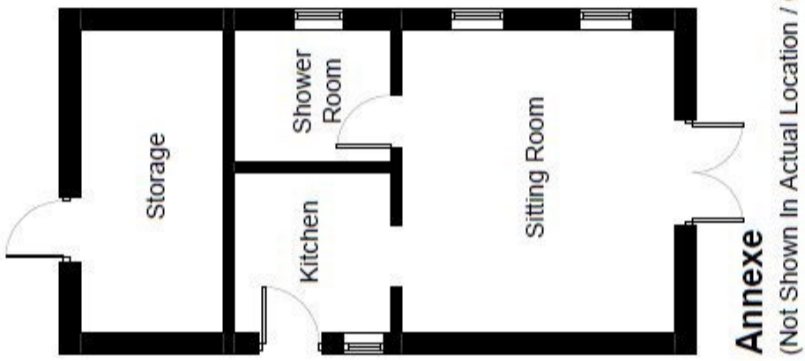
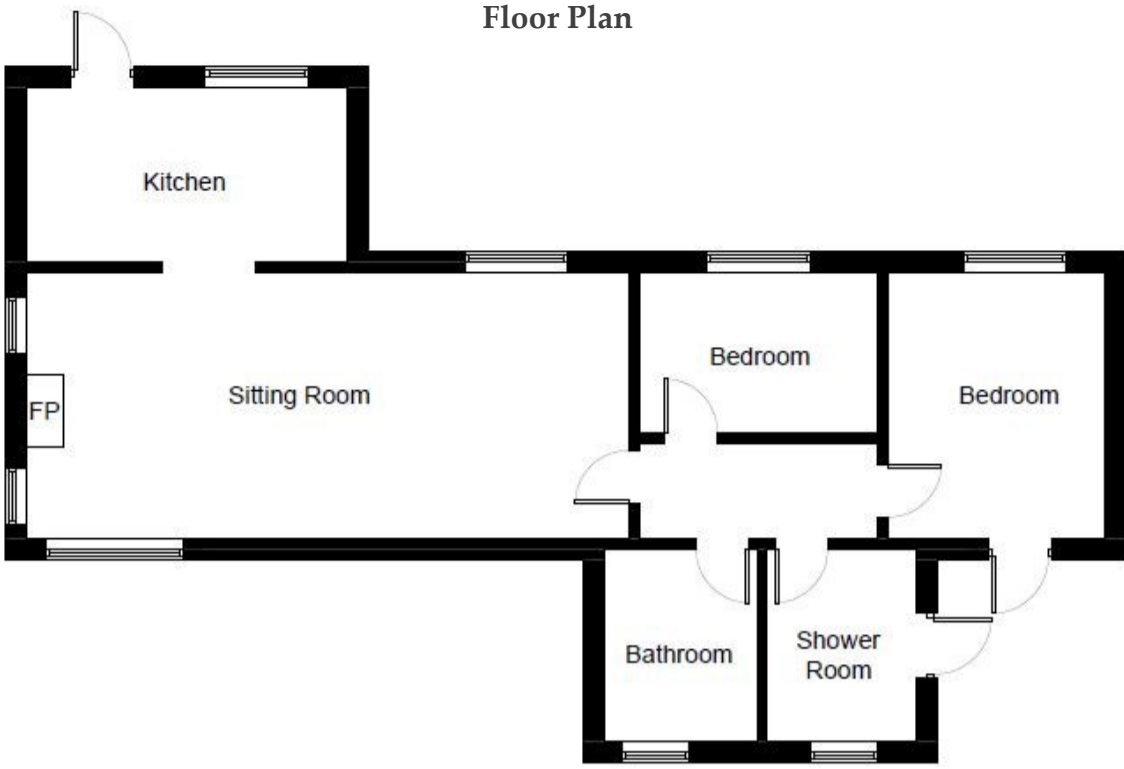


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Studio Annex:



Floor Plan



Title Plan

The area outlined red indicates the title for sale and equates to around 0.3 acres.



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