



KILDUNAN | KILKENNETH | ISLE OF TIREE | PA77 6XE



REDUCED GUIDE PRICE: £285,000

Situated in a peaceful setting just a short walk from the beach at Greenhill, and enjoying far-reaching views across the machair to the sea, Ceann A'Mhara, Ben Hynish and Ben Hough, Kildunan is an attractive bungalow with an attached studio annex, set within generous garden grounds extending to approximately 0.3 acres. The house and studio annex are presented in excellent condition throughout and benefit from double/triple glazing, an air source heat pump, underfloor heating and a multi-fuel stove. Offering spacious accommodation conveniently arranged over one level, the property's size, versatility and location make it an ideal family home, a wonderful holiday retreat, or an investment opportunity within Tiree's thriving self-catering market. The grounds also include a substantial workshop/office with potential for conversion into a summer house, together with two garden sheds.

The Isle of Tiree is the westernmost of the Inner Hebrides. Relatively small and remarkably flat, with just three low hills and no woodland, the island extends approximately 12 miles in length and 3 miles in width. Known as the "Sunshine Isle", Tiree benefits from the warming influence of the Gulf Stream and enjoys some of the highest levels of sunshine in the British Isles. Renowned for its spectacular beaches, the island hosts the annual Tiree Wave Classic, attracting world-class surfers, as well as the popular Tiree Music Festival, which draws visitors from across the UK and beyond. Local amenities include primary and secondary schooling, two grocery stores, a doctor's surgery, bank, garage and veterinary practice. Regular ferry services from Oban take approximately 3.5 hours, while scheduled flights from Glasgow and Connel airports reach the island in around 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

Studio Annex: Lounge/Bedroom, Kitchen, Shower Room & Electric Heating

Double Glazing, Air Source Heat Pump & Underfloor Heating

Large Garden with Workshop/Office, 2 Sheds, & Private Parking

EPC Rating: D 61

MacPhee & Partners

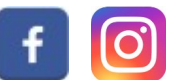
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Main House:



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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