

THE SHEILING | KENOVAY | ISLE OF TIREE | PA77 6UU





GUIDE PRICE: £230,000

Situated in the peaceful township of Kenovay, within easy reach of the beautiful sandy beaches of Balephetrish and Crossapol, The Sheiling is an attractive detached bungalow occupying its own generous garden grounds. Enjoying far-reaching views across the surrounding countryside towards the sea, the property is well maintained and benefits from double glazing and electric heating. Offering spacious and versatile accommodation, conveniently arranged over one level, the property comprises an entrance vestibule, entrance hallway, utility room, kitchen, dining and sitting room with open fire, study, bathroom, bedrooms, and a comfortable lounge featuring a multi-fuel stove, all connected by a large T-shaped hallway. With its generous proportions, flexible layout and desirable island setting, The Sheiling presents an excellent opportunity to acquire a permanent family home, idyllic holiday retreat, or appealing investment property with potential for the holiday rental market.

The property enjoys a delightful rural location, surrounded by Tiree's characteristic open landscapes and within easy reach of the island's spectacular coastline. Nearby Crossapol offers a well-stocked community shop, post office and other local amenities, while the main village of Scarinish provides ferry connections, a hotel, Co-op, bank, post office, coffee shop and garage. Tiree Airport is also conveniently located on the island, providing regular connections to the mainland. The Isle of Tiree, the most westerly of the Inner Hebrides, is a relatively small, predominantly flat island, measuring approximately 12 miles long by three miles wide, with just three modest hills and virtually no woodland. Affectionately known as the 'Sunshine Isle', Tiree enjoys a mild maritime climate influenced by the Gulf Stream and boasts some of the highest sunshine levels in the British Isles. Renowned for its breathtaking white sandy beaches, unspoilt scenery and relaxed island lifestyle, Tiree hosts the internationally recognised Tiree Wave Classic, attracting world-class windsurfers, alongside the hugely popular Tiree Music Festival. The island offers both primary and secondary education, grocery shops, a doctors' surgery, bank, garage and veterinary services. Regular ferry sailings from Oban take approximately three and a half hours, while flights from Glasgow provide convenient connections to the mainland.

- Attractive Detached Bungalow
- Idyllic Rural Island Location with Stunning Countryside & Sea Views
- Lounge with Multi-Fuel Stove
- Kitchen, Dining & Sitting Room with Open Fire
- Utility Room
- Study
- 3 Bedrooms
- Family Bathroom
- Double Glazing & Electric Heating
- Garden Grounds Equating to 0.13 Acres with Detached Garage
- EPC Rating: D 55

MacPhee & Partners, First Floor, 26 George Street, Oban, PA34 5SB
01631 565 251 :: estateagency@macphee.co.uk :: www.macphee.co.uk

Entrance Vestibule 2.6m x 1.1m
With glazed UPVC entrance door and window to the side. Tiled flooring. Door to entrance hallway.

Entrance Hallway 2.8m x 1.2m
With window to front. Laminate flooring. Doors to utility room and main hallway.

Utility Room 3.6m x 2.8m
With window to side. Fitted with wood effect kitchen units, offset with cream laminate work surfaces. Plumbing for washing machine.

Main Hallway 8.5m x 7.2m
T-shaped, with window to rear. Built-in storage cupboards. Wooden flooring. Doors to bedrooms, kitchen, dining & sitting room, staired loft access, study, rear vestibule, bathroom and lounge.

Bedroom 3.6m x 3.1m
With window to side. Wooden flooring.

Kitchen, Dining & Sitting Room 4.3m x 3.6m
With windows to side and rear. Fitted with off-white coloured kitchen units offset with cream coloured work surfaces. Stainless steel sink unit with tiled splashback. Freestanding cooker unit with electric ovens and gas hob. Feature coal fire with tiled fireplace. Laminate flooring.

Study 2.2m x 1.8m
With window to rear and door to rear vestibule. Wooden flooring.

Rear Vestibule 2.3m x 1.4m
With glazed UPVC door and frosted window to rear. Laminate flooring.

Bathroom 2.7m x 2.1m
With frosted window to rear. Fitted with yellow coloured suite of WC, wash hand basin and bath. Wet-walled shower cubicle with electric shower.

Bedroom 3.7m x 3.6m
With window to front. Wooden flooring.

Bedroom 3.8m x 3.7m
With window to front. Wooden flooring.

Lounge 4.8m x 3.7m
With windows to front and side. Feature multi-fuel stove with back boiler. Wooden flooring.

Garden
The Sheiling benefits from surrounding garden grounds to the front, rear and sides. Laid in the main to lawn, a slabbed patio area features to the front, with a surrounding wire and wooden fence. There is a garage to the side of the property, complete with light, power and a wood-burning stove, with further private parking to the front.

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 around 4 miles, and turn left at the T-junction. The Sheiling is the second property on the left hand side.

what3words **global.welcome.processes**










Floor Plan

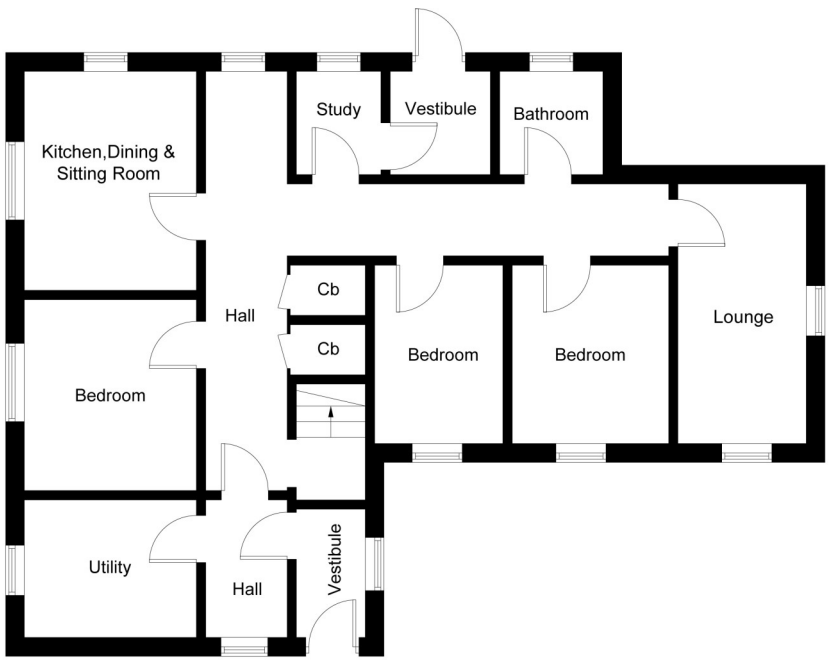
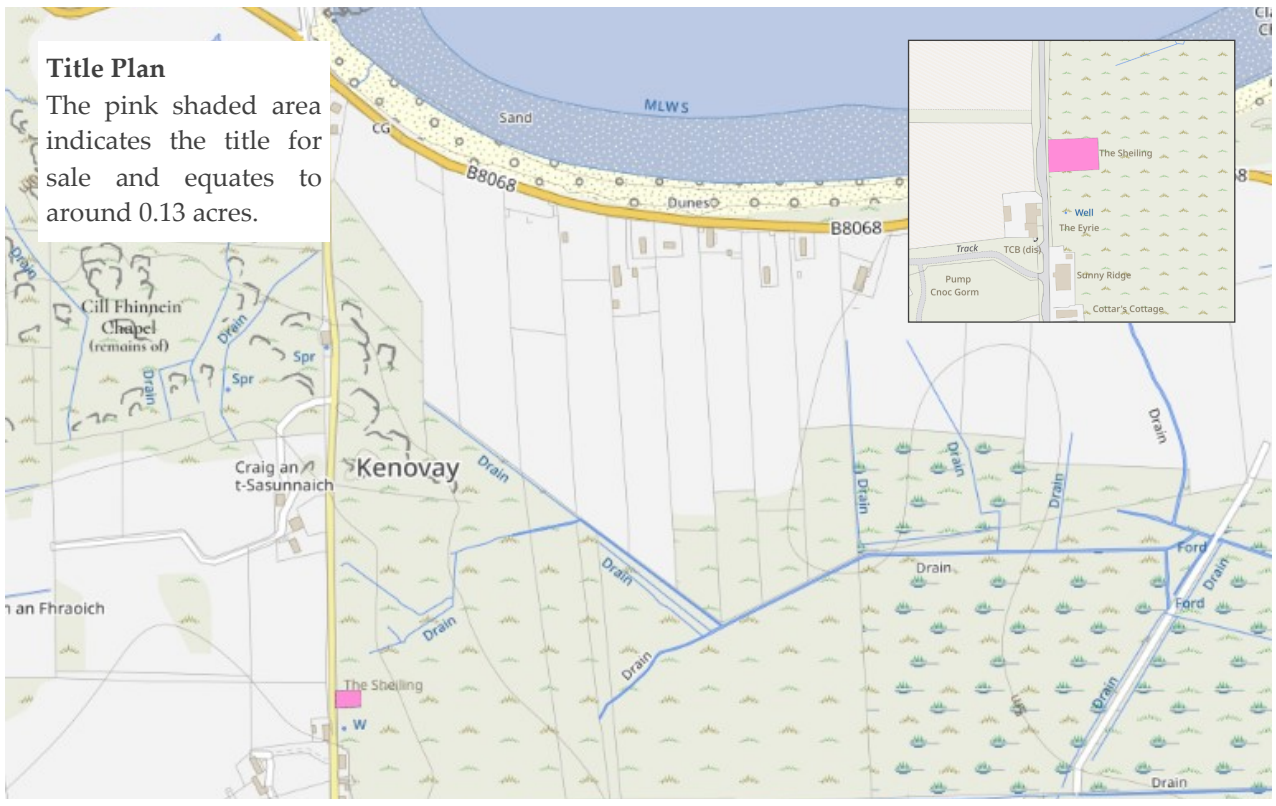


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345939)








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)'.