



COMHLA | SCARINISH | ISLE OF TIREE | PA77 6UH

OFFERS OVER: £400,000



Occupying an exceptional waterfront setting just moments from the beautiful sandy beach at Scarinish, Comhla is an impressive detached contemporary villa commanding uninterrupted panoramic sea views across one of Scotland's most breathtaking island landscapes. Set within approximately 0.2 acres of private gardens, the property enjoys an enviable position with an integral garage and generous private parking, offering an outstanding opportunity to acquire a truly special island home. Presented to an excellent standard throughout, this beautifully maintained residence combines elegant proportions with an abundance of natural light, creating a warm and sophisticated living environment. Benefiting from double glazing and oil-fired central heating, the thoughtfully designed accommodation extends over two spacious levels and has been carefully arranged to maximise both comfort and versatility. The superb reception spaces are perfectly suited to modern family living and entertaining, comprising an elegant formal lounge, a stylish dining and sitting room, and a generous open-plan kitchen with dining area that forms the heart of the home. Complementing these spaces are a substantial utility room, four well-proportioned bedrooms, a study or fifth bedroom, two beautifully appointed bathrooms and a spacious walk-in wet room, providing exceptional flexibility for families and guests alike. Whether envisioned as a distinguished permanent residence, an exclusive coastal retreat or a high-performing investment within Tiree's thriving luxury self-catering market, Comhla offers a rare combination of space, location and lifestyle in one of Scotland's most desirable island destinations.

Scarinish is the principal township on Tiree, ideally situated on the island's south coast between Hynish Bay and Gott Bay. Home to the ferry terminal and just four miles from Tiree Airport at Crossapol, it offers a range of everyday amenities including a Co-op, bank, post office and hotel. The Isle of Tiree is the westernmost of the Inner Hebrides. Approximately 12 miles long and 3 miles wide, the island is renowned for its distinctive low-lying landscape, open skies and unspoilt natural beauty. Affectionately known as the 'Sunshine Isle', Tiree enjoys the warming influence of the Gulf Stream and some of the highest levels of annual sunshine in the British Isles. Celebrated for its spectacular beaches, the island hosts the internationally renowned Tiree Wave Classic, attracting many of the world's leading windsurfers, alongside the popular Tiree Music Festival, which draws visitors from far and wide. Despite its idyllic setting, Tiree is well served with both primary and secondary schools, two grocery stores, a doctor's surgery, bank, garage and veterinary practice. Regular Caledonian MacBrayne ferry services connect the island with Oban in around 3½ hours, while scheduled flights from Glasgow and Oban (Connel) airports take approximately one hour.

- Attractive Detached Modern Villa
- Idyllic Rural Island Location with Stunning Direct Sea Views
- In Excellent Order & Well Presented
- Formal Lounge
- Dining & Sitting Room
- Kitchen/Diner
- Large Utility Room
- 4 Bedrooms & Study/5th Bedroom
- 2 Bathrooms & Shower Wet Room
- Double Glazing & Oil Fired Central Heating
- Garden around 0.2 Acres & Integral Garage
- EPC Rating: C 71

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Entrance Porch 1.8m x 1.4m

With glazed Nordan entrance door and window to side. Built-in cupboard with mirrored sliding doors. Door with frosted glazed side panel to entrance hallway.

Entrance Hallway 5.2m x 2.4m

Z-shaped, with stairs to upper level. Built-in understair cupboard. Laminate flooring. Doors to lounge, kitchen/diner, bathroom, bedroom, dining & sitting room, and study/5th bedroom.

Lounge 5.3m x 3.9m

With windows to front sea and harbour views. Door to kitchen/diner.

Kitchen/Diner 7.0m x 3.2m

With French Nordan doors and windows to rear. Fitted with beech effect kitchen units offset with speckled cream coloured work surfaces. Integral double oven. Electric hob with stainless steel extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Laminate flooring. Door to utility room.

Utility Room 5.9m x 2.7m

With glazed Nordan door and window to the rear. Fitted with beech effect kitchen units offset with speckled cream coloured work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Laminate flooring. Door to garage.

Garage 5.9m x 4.9m

With electric roller shutter door to front. Light and power.

Bathroom 2.7m x 1.9m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with electric shower over. Tiled splashback. Laminate flooring.

Bedroom 3.5m x 3.0m

With window to rear.

Dining & Sitting Room 6.6m x 4.1m

With windows to front. Laminate flooring. Door to wet room.

Wet Room 3.0m x 3.0m

With frosted windows to rear. Fitted with white suite of WC

and two wash hand basins. Shower area. Tiled splashback to two walls. Fitted wall units.

Study/5th Bedroom 3.0m x 2.8m

Slightly angled room with window to front.

Upper Level

Landing 6.5m x 1.8m

With Velux windows to rear. Built-in cupboard. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 4.6m x 4.6m

With Velux windows to front and rear. Built-in wardrobe with mirrored sliding doors.

Bathroom 2.6m x 2.2m

L-shaped, with Velux window to front. Beech effect wall unit. Fitted with white suite of WC, bidet, wash hand basin, and bath with electric shower over. Tiled splashback. Laminate flooring.

Bedroom 3.0m x 2.6m

With Velux window to front. Built-in wardrobe with mirrored sliding doors.

Bedroom 5.2m x 3.7m

L-shaped, with Velux window to front. Two built-in wardrobes with mirrored sliding doors.

Garden

Comhla benefits from large garden grounds to the front, sides and rear, equating to around 0.2 acres, and featuring mature hedging, shrubs and bushes. The garden grounds are laid in the main to lawn with surrounding wire and wooden fencing, offset with a concrete path and patio area. There is also private parking to the front of the garage.

Travel Directions

From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Proceed ahead on this road for around 0.2 miles, bearing left where the road splits. Follow the road down to the shore, bearing left, and Comhla is the second on the left.





Floor Plan

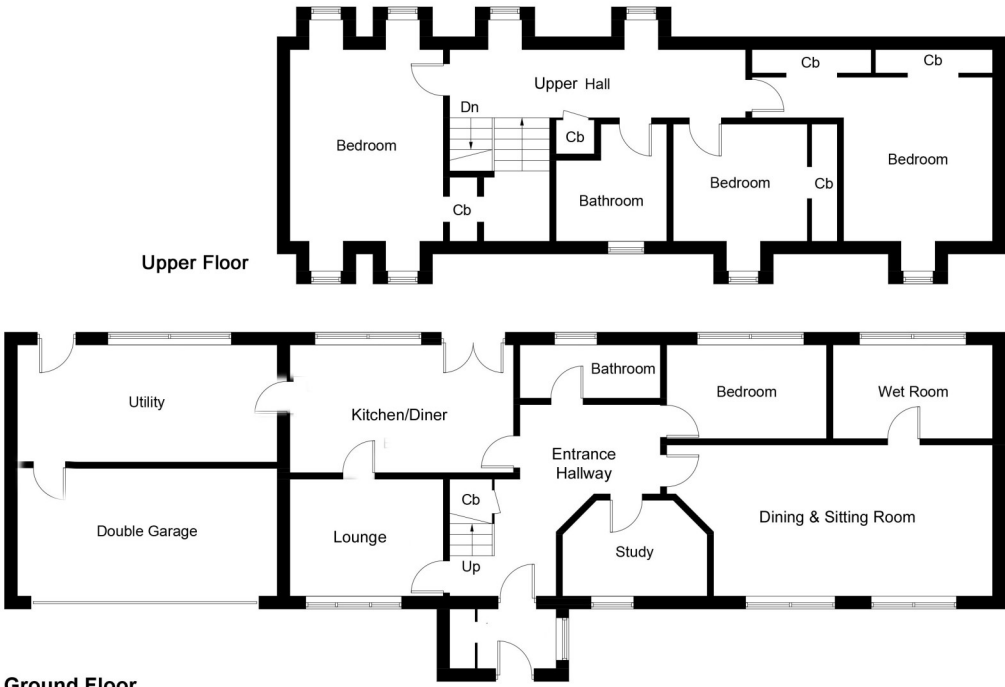


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