



TAIGH BEAN IAIN | 5 CAOLAS | ISLE OF TIREE | PA77 6TS

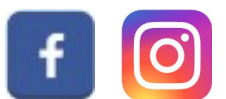
OFFERS OVER: £275,000

The sale of Taigh Bean Iain presents an opportunity to acquire an attractive, traditional detached cottage at Caolas, on the beautiful, inner Hebridean island of Tiree. Situated in a peaceful location on the east of the island, within easy reach of Tiree's wonderful sandy beaches, the property commands stunning countryside views, and provides deceptively spacious accommodation, arranged over two levels. In excellent order throughout, the property benefits from sash-and-case double glazing and electric heating. The lounge and kitchen/diner, both with dual aspect windows and feature multi-fuel stoves, are most attractive features and are further complemented by a modern shower room and three bedrooms. The property occupies generous private garden grounds of around 0.18 acres, laid in the main to lawn, offset with mature hedging and shrubs, whilst the addition of an attached outbuilding provides a large workshop area, which subject to the necessary planning consents, could provide either an extension to the cottage, or a self-catering prospect. Due to the size and location, Taigh Bean Iain would make a fantastic permanent home, holiday retreat or an investment opportunity for the buoyant self-catering market.

Caolas is located around 5 minutes drive, from Tiree Lodge Hotel, and around 10 minutes drive to the main town of Scarinish, which offers amenities such as the Co-op, post office, bank, hotel and ferry. 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 approx. 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 also a doctor's surgery, veterinary surgery and garage on the island. 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 Traditional Detached Cottage
 Stunning Countryside Views
 Idyllic Rural Island Location near the Sea & Beach
 Lounge with Multi-Fuel stove
 Kitchen/Diner with Multi-Fuel Stove
 3 Bedrooms
 Sash-and-Case Double Glazing & Electric Heating
 Large Garden with Off-Street Parking & Patio Area around 0.18 Acres
 Outbuilding comprising Large Storage/Workshop Area
 EPC Rating: D 62

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Accommodation

Entrance Hallway 3.3m x 2.8m

With wooden entrance door and stairs to upper level. Doors to lounge, kitchen/diner, and shower room. Storage heater. Maple hardwood flooring.

Lounge 4.2m x 4.0m

With windows to front and rear. Feature multi-fuel stove set on slate hearth. Storage/convector heater. Maple hardwood flooring.

Kitchen/Diner 4.7m x 4.2m

With windows to front and rear. Wooden glazed door to rear garden. Fitted with light green coloured, shaker-style kitchen units, offset with wooden work surfaces. Stainless steel sink unit. Tiled splashback. Integral oven and electric hob. Plumbing for dishwasher and washing machine. Built-in storage cupboard. Storage/convector heater. Maple hardwood flooring.

Shower Room 1.9m x 1.8m

With window to rear. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle. Heated towel rail. Fan heater. Tiled flooring.

Upper Level

Landing 4.3m x 3.4m

With Velux windows to front and rear. Doors to bedrooms. Built-in storage cupboard. Storage heater. Maple hardwood flooring.

Bedroom 4.7m x 3.3m

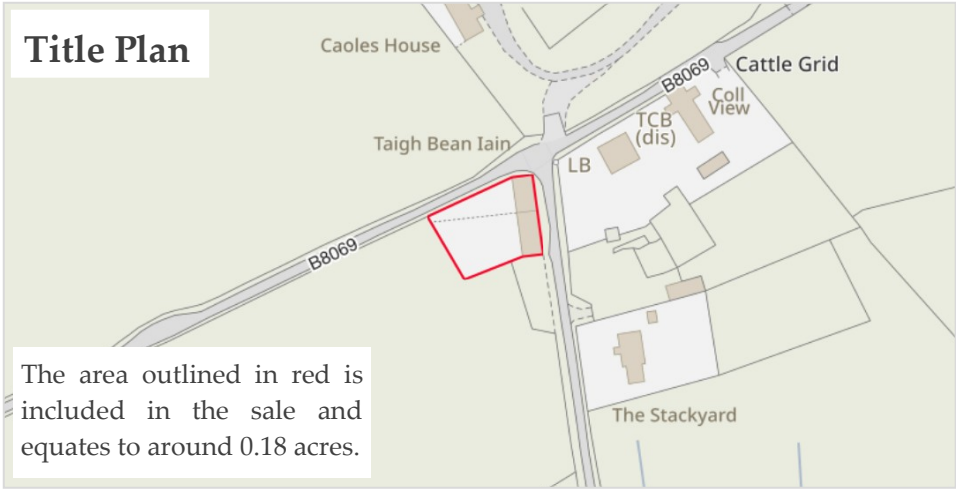
With Velux windows to front and rear. Built-in storage cupboard. Panel heater. Maple hardwood flooring.

Bedroom 4.7m x 3.3m

With Velux windows to front and rear. Built-in storage cupboard. Panel heater. Maple hardwood flooring. Door to third bedroom.

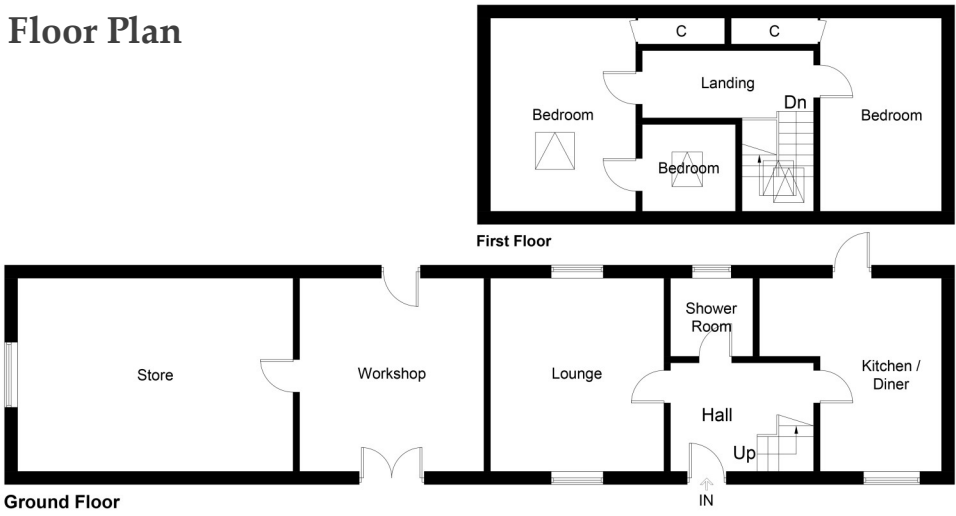
Bedroom 2.8m x 2.0m

With Velux window to front. Panel heater. Maple hardwood flooring.



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 one mile, turning right at the junction on to the B8069 road. Proceed on this road for about four miles, turning right towards Milton just before the red phone box in Caolis. Taigh Bean Iain is the first house on the right.

Floor Plan



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