



# MacPhee & Partners



**GUIDE PRICE: £125,000**

1 West Hynish  
Isle of Tiree  
PA77 6UF

Detached Decrofted Dwellinghouse  
Stunning Coastal Location with Uninterrupted Sea Views  
Derelict Condition - Requires Full Renovation  
Structural Issues & Significant Timber Decay  
Lounge, Kitchen/Diner, 3 Bedrooms & Shower Room  
Garden Ground of around 0.49 acres

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The subjects of sale form a detached, traditional-style dwellinghouse set in grounds of around 0.49 acres, enjoying superb unspoiled sea views, located in the stunning coastal area of West Hynish on the beautiful Isle of Tiree. In need of full renovation and restoration, the property is in a derelict condition and appears to be affected by structural issues and significant timber decay. Accommodation is currently arranged over two floors and comprises a lounge, kitchen/diner, three bedrooms and a shower room, with double glazing and electric heating present. A ruinous building is attached to the property and a shed is located to the side.

### Location

Located on the south west coast of Tiree, West Hynish is located nearby Balephuul Bay, which stretches for approximately a mile in length, and is one of the island's most beautiful beaches. 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, a 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.

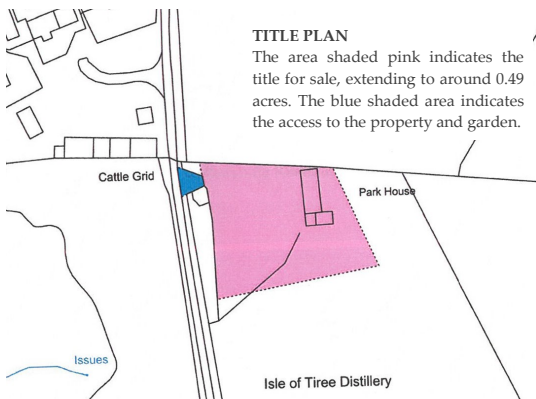
### Viewing

MacPhee & Partners advise you that entering 1 West Hynish, Isle of Tiree, PA77 6UT is at your own risk. Neither MacPhee & Partners or our clients will be held responsible for any injuries or accidents following your entry in to the property. Please note a safety disclaimer will require to be signed by all viewers of the property.

### Travel Directions

From the pier, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for about 4 miles, turning left at the junction on to the B8066 road. Stay on this road for about 2 miles, turning right at the road signposted for Balephuul. Follow this road and 1 West Hynish is first on the left after the cattle grid.

 [decisive.dimension.goats](https://www.what3words.com/decisive.dimension.goats)



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).