



3 HEANISH | ISLE OF TIREE | PA77 6UL



PRICE GUIDE: £300,000

Quietly situated in the small settlement of Heanish, with views sweeping over the machair towards the sea, the subjects of sale form a charming, traditional detached black-roofed cottage, set in generous private garden grounds of around 0.4 acres. 3 Heanish is in excellent order, neutrally decorated and benefits from double glazing and electric heating. Offering deceptively spacious accommodation, conveniently arranged over two floors, the property boasts a lounge with open fire, modern kitchen, both with dual-aspect views, a family bathroom, and two bright double bedrooms located on the upper floor, with stunning views. In addition to the property, this rare sale also includes two ruinous outbuildings, with planning permission for demolition and rebuild for holiday let purposes, plus two further outbuildings, and private parking, maximising the offer of a real business and lifestyle opportunity. Due to the size and location, the cottage would make a fantastic family home, idyllic holiday retreat, or an excellent investment opportunity for the very buoyant, self-catering market. Heanish is located only two minutes drive away from the main village of Scarinish, with it's ferry, hotel, Co-op, bank, post office, café, coffee shop and garage.

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 it's 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 and a doctors' surgery, 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.

- Charming, Traditional Detached Black-Roofed Cottage
- 2 Ruinous Buildings with Planning Permission for Demolition & Rebuild for Holiday Lets
- Excellent Development & Lifestyle Opportunity
- Idyllic Rural Island Location with Partial Sea Views
- Lounge with Open Fire
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Generous Grounds of around 0.4 Acres with 2 Further Outbuildings & Parking
- EPC Rating: F 38

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Accommodation

Entrance Porch 1.6m x 1.4m

With white UPVC and glass door to the side and window to front. Laminate flooring.

Hallway 3.0m x 1.1m

With stairs to upper level. Doors to kitchen, lounge and bathroom.

Kitchen 3.7m x 2.6m

With windows to front and rear. Fitted with off-white coloured shaker style kitchen units, offset with black laminate work surfaces. Integrated oven and hob with cooker hood over. Stainless steel sink unit with tiled splashback. Integrated fridge. Plumbing for washing machine. Laminate flooring.

Lounge 3.7m x 3.3

With windows to front and rear. Feature open fire with cast iron surround, tiled hearth and wooden overmantle.

Bathroom 2.6m x 2.1m

With window to rear. Fitted with white suite of WC, wash hand basin, and bath with shower over. Wet-walling splashback. Heated towel rail. Storage cupboard. Laminate flooring.

Upper Level

Landing 3.2m x 1.8m

With Velux window to front. Doors to bedrooms.

Bedroom 2.8m x 2.8m

With Velux window to front. Large storage cupboard.

Bedroom 2.8m x 2.3m

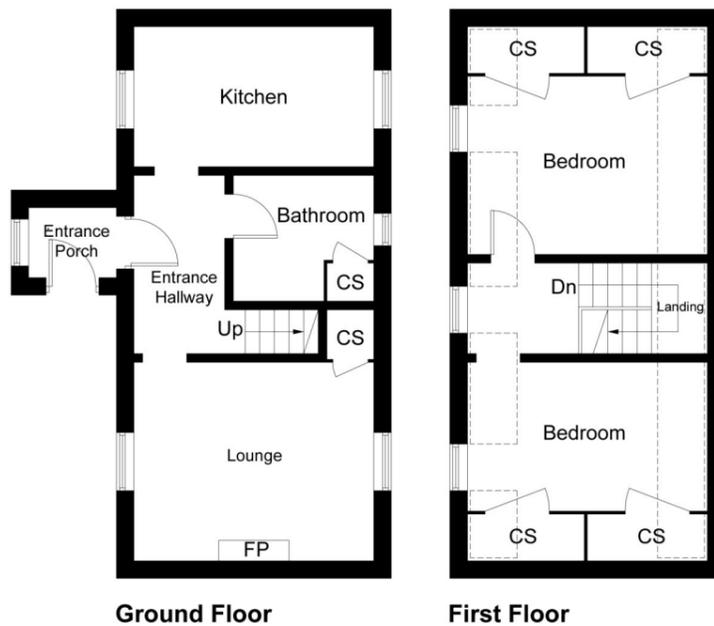
With Velux window to front. Large storage cupboard.

Garden

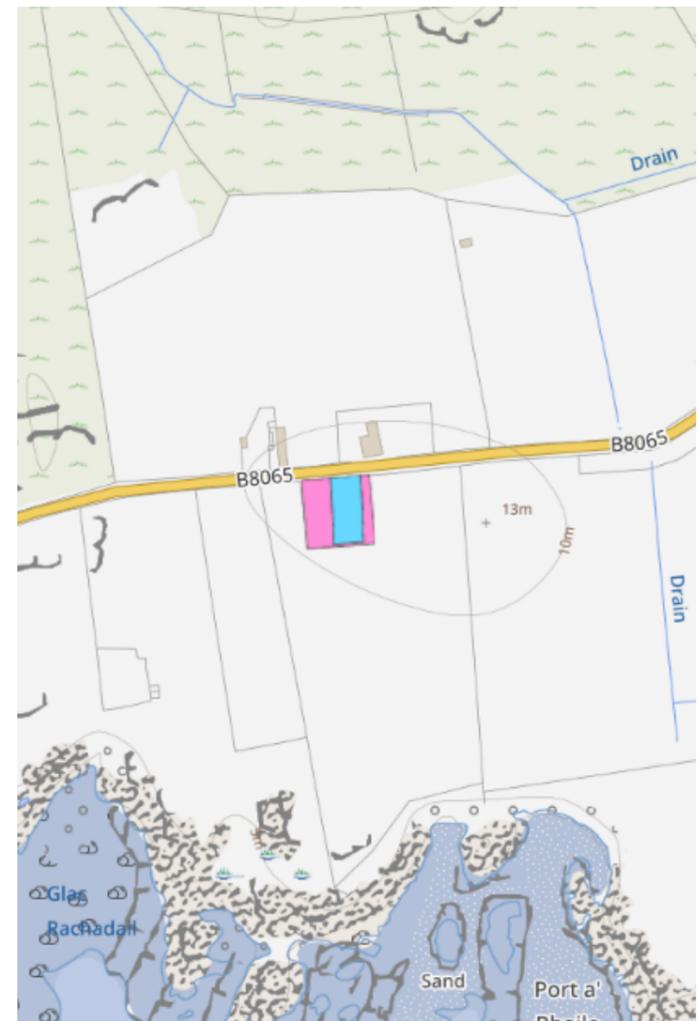
3 Heanish benefits from large, private garden grounds, enclosed with wooden fencing, extending to around 0.4 acres. Providing gravelled parking, the grounds are laid in the main to a natural grassed state, offset with paved pathways. An added bonus of the sale is the addition of two attached ruins, benefiting from planning permission to demolish and rebuild two holiday rental properties, plus further two outbuildings, presenting a fantastic development opportunity.



Floor Plan



Title Plan



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 around 1.1 miles, passing through Scarinish and at Heanish, 3 Heanish is the 4th property on the left, well signposted.

what3words [sides.direction.help](https://www.what3words.com/sides.direction.help)

Title Plan

The areas shaded pink and blue indicate the title for sale, which equates to around 0.4 acres.



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).