

MACPHEE & Partners

19 Pier View
Scarinish
Isle of Tiree
PA77 6AB

PRICE GUIDE: £180,000



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Local Beach Views



- Modern Detached Dwellinghouse
- Desirable Island Location
- Excellent Decorative Order
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Bathroom & Cloakroom
- Double Glazing
- Electric Heating
- Garden To Front & Rear
- Private Driveway
- EPC Rating: D66

Situated in Scarinish, just a short walk from the ferry terminal and the local amenities, 19 Pier View forms a modern, detached dwellinghouse in walk-in condition. Offering the successful purchaser an essentially blank canvas internally, the property offers spacious and versatile accommodation over two levels, whilst benefiting from double glazing and electric heating. Featuring modern fixtures and fittings throughout, the property also benefits from garden grounds to all sides and includes a private Monobloc driveway.

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 world's 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.

Accommodation

Porch 2.0m x 1.6m (about 6'6 x 5'3)

With white UPVC door to side. With windows to front and right hand side.

Lounge 5.4m x 5.1m (about 17'9 x 16'9)

With two windows to front and rear. With frosted glass door to rear garden. Staircase to upper level. Two under stair cupboards, one housing the boiler and one a small storage cupboard.

Kitchen 3.4m x 3.4m (about 11'3 x 11'3)

With windows to front and side. Fitted with white kitchen units offset with black worksurfaces. Integral hob and oven. Stainless steel sink unit and drainer. Door to utility room/porch and toilet.

Rear Porch/Utility Room 2.6m x 1.6m (about 8'6 x 5'3)

With window to rear. UPVC door to the left hand side. Door to cloakroom.

Cloakroom 1.6m x 0.9m (about 5'3 x 3'0)

Fitted with white WC and wash hand basin. Tiling around basin.

Upper Level

Landing 3.3m x 1.7m (about 10'9 x 5'6)

Doors to all bedrooms and bathroom.

Bedroom 4.3 x 3.3 (about 14'0 x 10'9)

With window to front. Built-in wardrobe.

Bedroom 3.1m x 2.4m (about 10'3 x 7'9)

With window to rear.

Bedroom 3.6m x 3.4m (about 11'9 x 11'3)

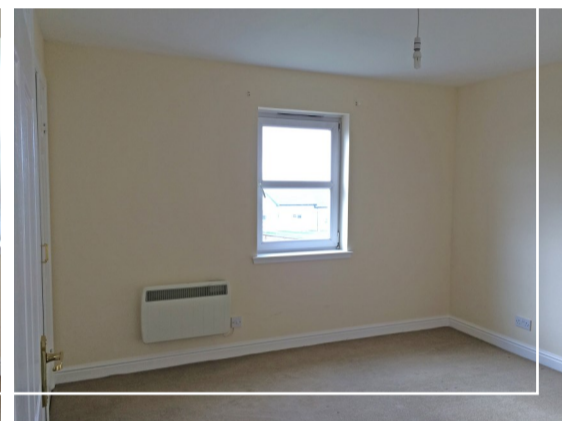
With window to front. Built-in wardrobe.

Bathroom 2.5m x 1.6m (about 8'3 x 5'3)

With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with shower over. Partially tiled around bath and sink.

External

There is garden ground to the front, sides and rear of the property, and the rear has boundary fences made with Rylock timber post and wire fencing. The open garden ground to the other areas is grassed with concrete flag pavers, and concrete paved ramp and platform at rear. Concrete steps lead up to other entrance doors whilst there is a mono-block finished car drive at the side of the house.

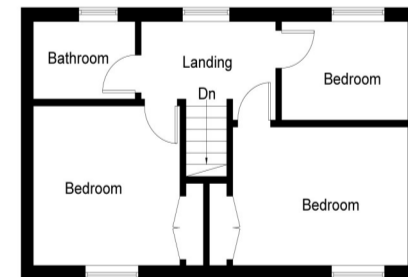
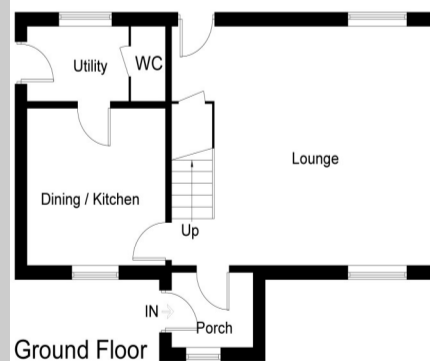


Local Beach Views



Floor Plan

19 Pier View, Scarinish, Isle of Tiree



Ground Floor

Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID238799)

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