



1 REEF TERRACE | CROSSAPOL | ISLE OF TIREE | PA77 6UT

GUIDE PRICE: £135,000

Situated in a quiet location, just a short walk or drive from Crossapol Beach, the sale of 1 Reef Terrace forms a semi-detached dwellinghouse, set in a generous corner plot, equating to around 0.3 acres. Enjoying expansive countryside views towards the sea, this deceptively spacious property enjoys good sized accommodation, conveniently arranged over one level, and benefits from double glazing and solid fuel heating. The property comprises an entrance vestibule and hallway, lounge/diner with open fire, kitchen, three bedrooms, family bathroom and rear vestibule, which gives access to the attached garage. Whilst the property requires upgrading and modernisation, due to the size and location, 1 Reef Terrace would provide a fantastic permanent family home, holiday retreat, or investment opportunity for the rental market following works.

Close to both Crossapol and Balephetrish beaches, the property is also a short walk from Tiree Airport and a few metres from a playpark. Crossapol has the advantage of a shop, post office, café, and is located less than 4 miles from the main village of Scarinish, with its ferry, hotel, Co-op, bank, post office, 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 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 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.

- Attractive Semi-Detached Dwellinghouse
- Idyllic Rural Island Location with Stunning Countryside Views
- Lounge/Diner with Open Fire
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing & Solid Fuel Heating
- Garden Grounds Equating to 0.3 Acres
- Attached Garage & Private Parking
- Requires Upgrading & Modernisation
- EPC Rating: F 36

MacPhee & Partners

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Accommodation

Entrance Vestibule 0.9m x 0.8m

With half glazed UPVC entrance door. Tiled flooring. Door to hallway.

Hallway 3.2m x 1.6m

L-shaped, with built-in storage cupboard. Doors to lounge/diner, bathroom and bedrooms.

Lounge/Diner 5.0m x 3.9m

With window to front. Feature open coal fire with brick surround wooden overmantle. Door to kitchen.

Kitchen 4.1m x 2.80

With windows to rear and door to porch. Fitted with wood effect kitchen units, offset with wood effect work surfaces. Fitted bench seating. Stainless steel sink unit. Plumbing for dishwasher.

Rear Vestibule 1.9m x 1.0m

With door to garage. Built-in cupboard. Tiled flooring.

Bathroom 3.7m x 2.9m

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

Bedroom 4.6m x 2.8m

With window to rear.

Bedroom 4.0m x 2.6m

With window to front.

Bedroom 2.9m x 2.3m

With window to front. Built-in cupboard.

Garage 9.5m x 3.7m

With roller door and glazed UPVC entrance door. Window and glazed UPVC door to rear. With light and power.

Garden

1 Reef Terrace benefits from large garden grounds to the front, side and rear, equating to around 0.3 acres. The garden grounds are laid to natural lawn with a surrounding wall, plus wire and post fencing. There is parking to both the front and rear of the property, in addition to the attached garage.

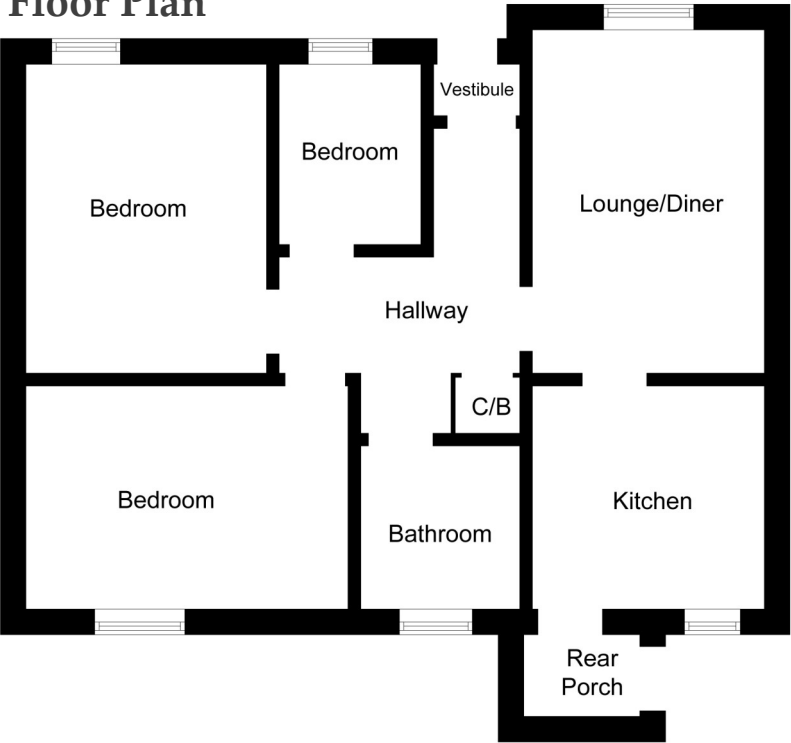
Travel Directions

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 3 miles, turning right at the junction on to B8066 road. Proceed on this road for about 3.5 miles, turning right at the playpark onto Reef Terrace. 1 Reef Terrace is the last house on the right hand side.

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Floor Plan



Title Plan
The shaded areas outlined red indicate the title for sale and equates to around 0.3 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)'.