



MacPhee & Partners



SANDAIG THATCHED COTTAGES | SANDAIG | ISLE OF TIREE | PA77 6XQ



PRICE GUIDE: £375,000

Situated in the peaceful township of Sandaig on the west coast of the beautiful Isle of Tiree, Sandaig Thatched Cottages comprise two charming semi-detached cottages and an adjoining utility/store building, each with its own private entrance, set within generous private garden grounds. Boasting stunning sea and countryside views, the properties are just a few minutes' walk from the beach. Beautifully presented and maintained to an excellent standard, the cottages benefit from double glazing and air source underfloor heating throughout. Offering flexible, single-level accommodation, the properties comprise two contemporary open-plan living areas (one featuring a wood-burning stove), three double bedrooms and two stylish shower rooms in total, together with the added benefit of the adjoining utility/store building. The cottages can be opened up to create one spacious home or remain separate to provide two independent properties. Thanks to their size, versatility and enviable location, the properties would make superb permanent homes, idyllic holiday retreats or an excellent investment opportunity for the thriving self-catering market.

Sandaig is one of Tiree's thirty plus crofting townships, situated on the edge of the Atlantic Ocean. Whilst Tiree is largely flat, this part of the island is rugged and home to the dramatic Ceann a'Mhara headland, home to the largest colony of seabirds on the island and situated at the end of the secluded Sandaig Beach. Tiree's Ultramarathon is organised from here at Tiree Fitness whilst the fantastic Ceabhar Restaurant and Microbrewery are only a minutes walk from the cottage. The property is approximately 8 miles from Scarinish which is the main township where Co-op, bank, hotel, ferry port, café are located and 5 miles from Crossapol, where there is a shop and post office. The Isle of Tiree is the most westerly of the Inner Hebrides and 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 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 Cottages with Stunning Countryside and Sea Views

Idyllic Rural Island Location

Double Glazing & Air Source Underfloor Heating

Large Garden with Utility/Store and Private Parking

EPC Rating: C 73

Cottage 1 -

Open Plan Lounge, Kitchen & Dining Room

Double Bedroom

Contemporary Shower Room

Cottage 2 -

Open Plan Lounge, Kitchen & Dining Room with Multifuel Stove

2 Double Bedrooms

Contemporary Shower Room

MacPhee & Partners, First Floor, 26 George Street, Oban, PA34 5SB
01631 565 251 :: estateagency@macphee.co.uk :: www.macphee.co.uk



Accommodation

Cottage 1

Entrance Hallway

With wooden entrance door. Built-in cupboard. Engineered wooden flooring. Doors to lounge, kitchen and dining room, bedroom and shower room.

Lounge, Kitchen & Dining Room

With windows to front and rear. Fitted with modern white shaker-style kitchen units offset with white marble work surfaces. Undermounted Belfast sink unit. Tiled splashback. Stainless steel and glass cooker hood. Integrated fridge freezer. Engineered wooden flooring.

Bedroom

With windows to front and rear. Engineered wooden flooring.

Shower Room

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

Cottage 2

Lounge, Kitchen & Dining Room

With wooden entrance door and patio doors to rear. Fitted with modern white shaker-style kitchen units offset with white marble work surfaces. Under mounted white Belfast sink unit. Tiled

splashback. Stainless steel and glass cooker hood. Feature multi fuel stove set on slate hearth with wooden overmantel. Door to hallway. Engineered wooden flooring

Bedroom

With window and Velux window to rear. Engineered wooden flooring.

Bedroom

With window to rear. Fitted cupboards. Engineered wooden flooring.

Shower Room

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

Hallway

With window to front and doors to shower room and bedrooms. Engineered wooden flooring.

Utility/Store

With wooden door to front and UPVC and glass door to rear. Fitted with modern white shaker style kitchen units offset with black coloured laminate work surfaces. Stainless steel sink unit with tiled splashback. Plumbing for washing machine. Cement floor.



Garden

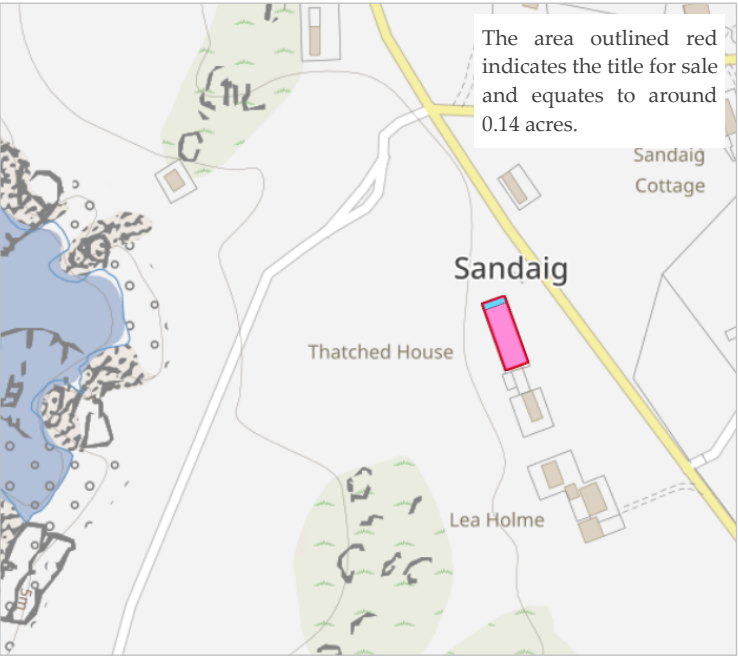
Sandaig Thatched Cottages benefit from garden grounds to the front, rear and sides, equating to around 0.14 acres. The garden grounds are laid to lawn with a surrounding wire and wooden fence, offset with paved patio areas. There is private parking to the side of the property.

Travel Directions

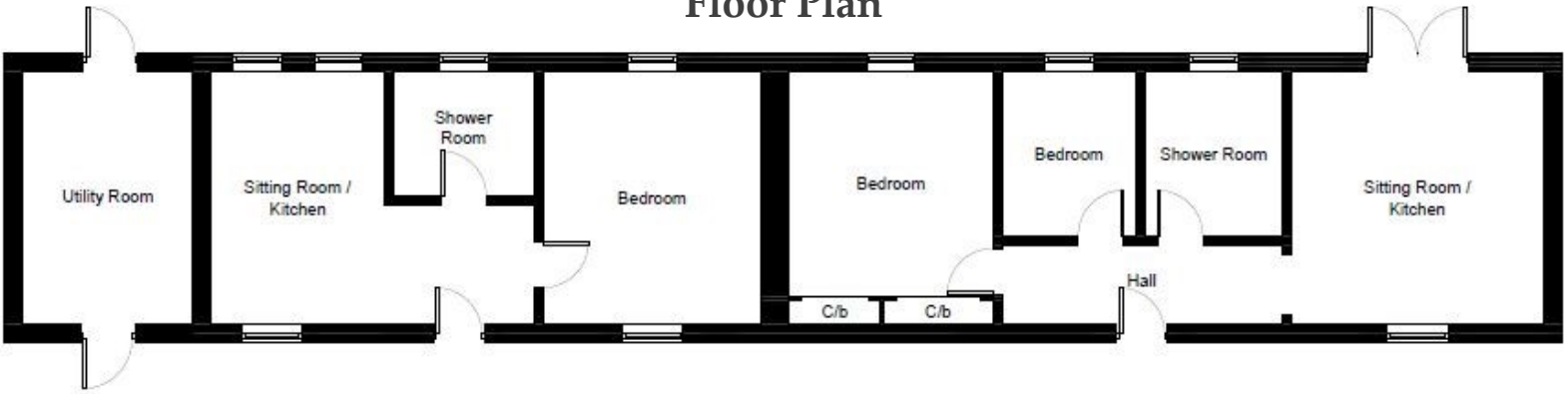
From the ferry terminal, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around 4.5 miles, turning right where signposted Heylipol and Cornaig. Proceed just ahead, bearing left at the bend and along this road, passing Tiree Parish Church on the left hand side. Stay on the B8065 road ahead towards Sandaig. At Sandaig, pass the Ceabhar Restaurant and Sandaig Thatched Cottages is the third property located on the left hand side.

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Title Plan



Floor Plan





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)'.