



An Caladh, Balevullin, Isle of Tiree

Detached House, Offers over £265,000

Viewing by appointment tel. 01879 220747

www.tireeproperty.co.uk

An Caladh, Balevullin, Isle of Tiree



A warm welcoming family home situated close to Balevullin's beautiful white sandy beach. Entrance hall, sitting room, dining room, bathroom, utility kitchen, shower room, 3 bedrooms. Sitting out areas by palm trees in front garden and manageable rear garden with garage/shed. There are wonderful views to the sea and the outer Isles from the first floor rooms. Oil central heating, open fire, double glazing.

This bright airy home provides wonderful family accommodation year round or is a perfect holiday home. It is in one of the most desirable locations on the island. The house is totally renovated with good insulation, hard wood double glazed windows and pine floors throughout the ground floor.

ACCOMMODATION

SITTING ROOM 4.1m x 3.0m

A lovely light room with an efficient coal fire, South and East facing windows, 8 sockets, 2 TV sockets.

DINING/LIVING ROOM 3.9m x 4.0m

A good sized room leading off the kitchen and another door to the sitting room. West facing double window, 8 sockets, telephone and TV points. Stairs to upper floor.

BEDROOM ONE 3.7m x 2.7m

A charming twin room overlooking a stream, The East facing window catches the morning sun, Wall & ceiling lights, 2 double sockets. There is an adjacent bathroom.

BATHROOM 2.7m x 1.7m

Bath with shower over, Wash basin and toilet. The room is half pine clad.

SHOWER ROOM 2.6m x 1.3m

Shower, wash basin and toilet

KITCHEN 4.1m x 2.7m

Fireclay tiled floor, south and west facing windows. Electric cooker. Artist designed kitchen units with Belfast sink. Ample room for breakfast table. A delightful bright room.

ENTRANCE PORCH 2.0m x 2.0m

Fireclay tiled floor, south facing window.

UTILITY ROOM 3.2m x 1.6m

Oil fired boiler, sink, fridge 2 electric rings. door to garden.

BEDROOM TWO 3.8m x 2.6m

West facing window, Adjacent to shower room. Wall & ceiling lights, 3 double sockets, TV socket.

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UPSTAIRS

Pine stair and landing

BEDROOM THREE 4.9m x 3.5m

A lovely large double room with storage wardrobe. Velux windows to South & North towards the sea and the Outer Isles. 3 double sockets.

STORE 5.0m x 2.7m

Useful space with additional storage area. North facing Velux window looking out towards the sea and Barra. 2 double sockets.

GARDEN

The walled garden at the front faces to the South. It is very sheltered with two separate seating areas beside flowers, grass and palm trees. The rear garden is at present used for vegetables and has an outbuilding that was a garage but is now used for storage. The whole garden is of an easily manageable size.

TIREE

Tiree is about 13 miles long & 5 miles wide. It has a vibrant community with many events at the Rural Centre and New Hall. Tiree School accommodates children up to 6th year. There are excellent health facilities. An airport and ferry provide good mainland connections. Tiree is a beautiful island renowned for sunshine and white sandy beaches. This has led to it becoming a wonderful place for outdoor activities like windsurfing, walking and bird watching. Balevullin is one of the best locations for this.

ENTRY

By Arrangement

VIEWING

By appointment tel. 01879 220747
dorinda@tireeproperty.co.uk

PRICE

Offers Over £265,000

The seller may sell without going to a closing date. In the event of a closing date being declared the seller shall not be bound to accept the highest or any offer.

SOLICITORS Offers and notes of interest to

HBJ GATELEY WARING

EXCHANGE TOWER

19 CANNING STREET

EDINBURGH

EH38EH

DX ED27

TEL 0131 2282400

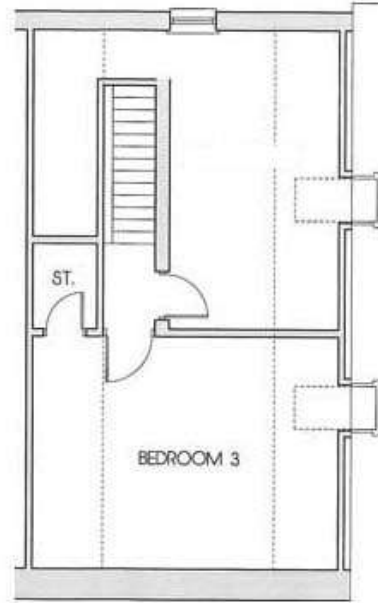
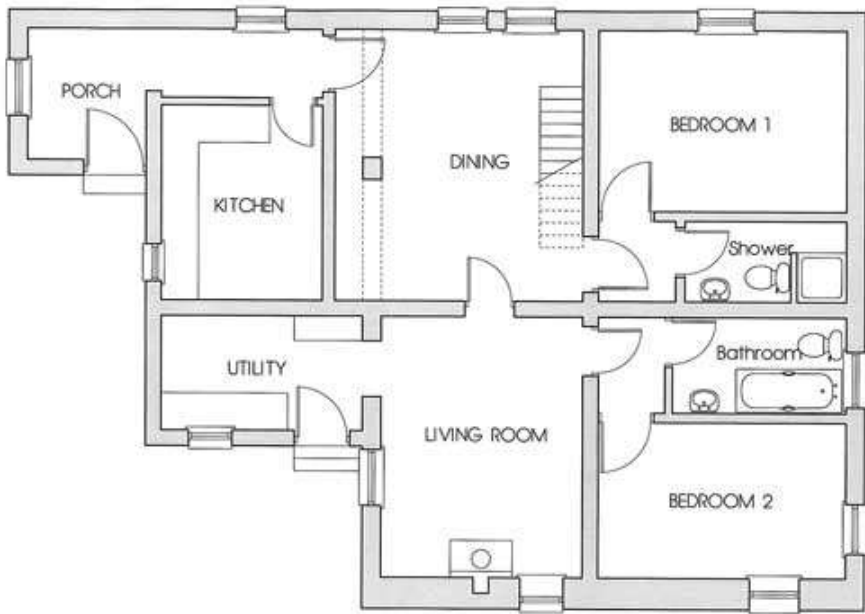
Email: property@hbj-gw.com

OTHER INFORMATION

COUNCIL TAX Band D

SERVICES Mains electricity and water, private drainage.

POST CODE PA776XD



NOTE The particulars are provided by the seller and purchasers should satisfy themselves on all aspects of the property. These particulars do not constitute any part of an offer or contract. All measurements and statements are given as a guide and no liability can be accepted for any error, omission or misstatement in these particulars. Seriously interested buyers should notify the solicitors Henderson Boyd Jackson as some properties sell quickly and a closing date may not be fixed. No liability will be accepted for travel to view the property. Any photographs are purely illustrative to give a view of the property.