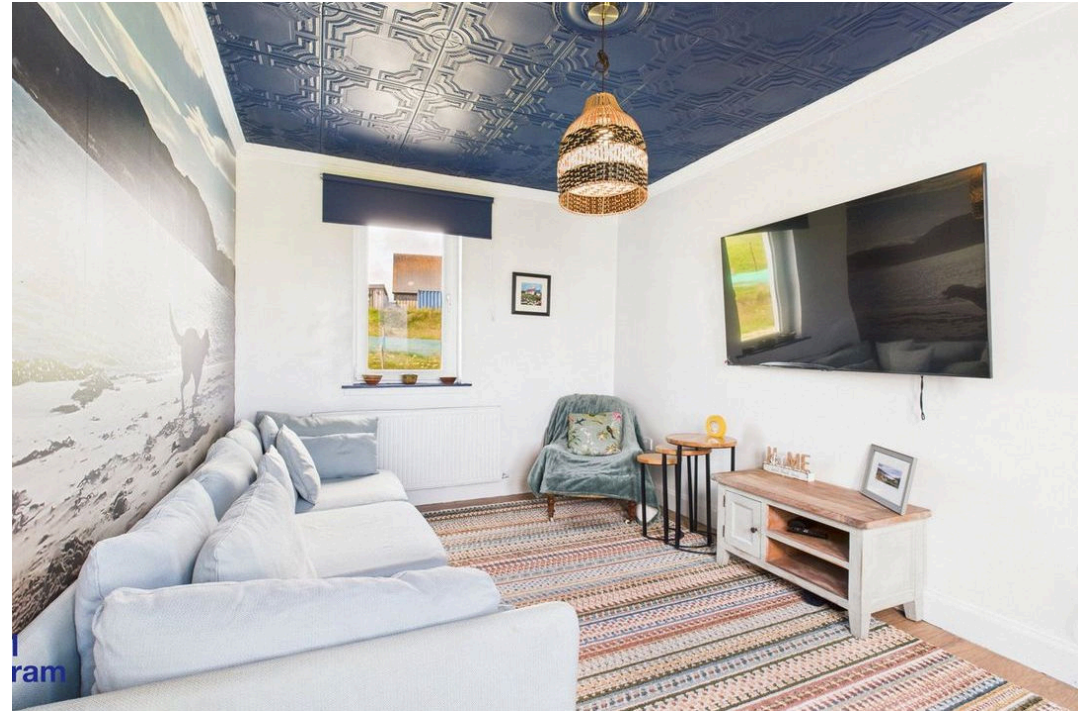




Achnamara, 17 Balevullin, Isle of Tiree, PA77 6XD
bellingram.co.uk





Property Description

Nestled within the picturesque coastal settlement of Balevullin on the Isle of Tiree, Achnamara presents a rare opportunity to acquire a beautifully maintained four-bedroom family home, just a short stroll from the island's stunning shoreline.

The property is accessed via the front elevation, where the main entrance opens into a welcoming family kitchen. This well-designed space features a range of white wall and base units, complemented by solid wooden worktops and a breakfast bar for casual dining. A Rayburn stove adds both character and warmth to the room, making it a true heart of the home.

From the kitchen, a door leads into the family dining room—a bright and airy space with dual-aspect windows. Generously sized, it comfortably accommodates a six-seater dining table, perfect for family meals or entertaining guests.

At the centre of the home, a central hallway provides access to the lounge, a cosy and inviting living area with views to both the front and rear. This is an ideal space for relaxing with family and friends.

To the rear of the hallway, the family bathroom includes a full-size bath, a quadrant shower cubicle, and a white suite set within fitted cabinetry, offering both style and practicality.

To the front of the property, a utility room provides space for under-counter appliances and leads to a ground floor WC and shower room. A door from

the utility room opens directly into the front garden.

A staircase rises from the hallway to the upper landing, which connects three bedrooms. The fourth bedroom is accessed through the principal bedroom, offering flexibility as a nursery, dressing room, or home office. Three of the bedrooms are front facing, enjoying stunning views over the surrounding countryside and partial coastal vistas.

The property is enclosed within a defined boundary, bordered by a post-and-wire fence. A gated entrance allows vehicle access, with ample parking available to the front and side of the house. To the rear, a decked area provides a sheltered spot to sit relax.



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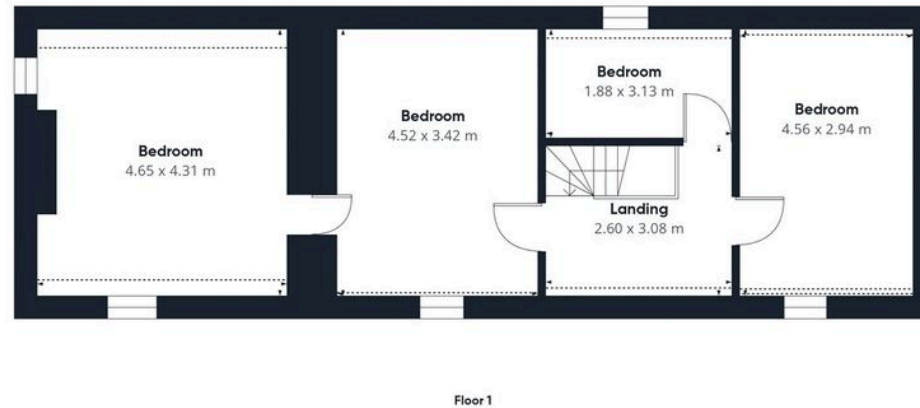
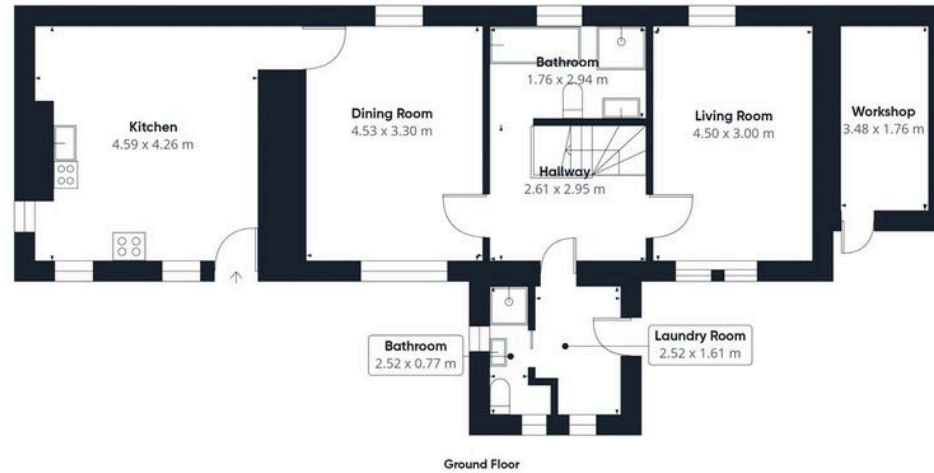
| Offers Over £390,000

Plans

Approx. gross internal floor area
134.4 SQ M

Location

Tiree is the most westerly island within the Inner Hebrides of Scotland, the low lying island which is southwest of Coll has an area of some 7,834 hectares and a population of around 650. The land is highly fertile and crofting alongside tourism and fishing are the main sources of employment. Tiree enjoys a high total hours of sunshine during the late spring and early summer compared to Britain as a whole and is a very popular destination for windsurfers. The highest point on the island is to be found at Ben Hynish



Approximate total area[®]
134.4 m²
Reduced headroom
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Offers Over £390,000

Details

Local Authority

Argyll & Bute

Council Tax

Band = D

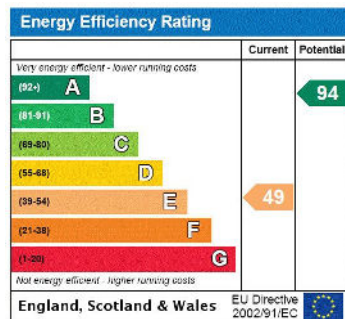
Tenure

Freehold

EPC

EPC Rating = N/A

Property



Services & Additional Information

Services included mains electric, mains water, private drainage, oil fire heating, BT telephone and internet connectivity.

Directions

If arriving by ferry, follow the B8068 north, following the main island road to wards the settlement of Gott. Continue to the left, passing the Caoles junction, and follow the island road for approximately four miles, passing through Balephetrish and Cornaigbeg. At the Balevullin junction, turn right and follow the road to round to the left before taking the first right, marked by a blue (P) parking sign. Continue down the road towards Balevullin Beach where you will find Achnamara located on the left-hand side of the road. Parking is available on the grassland to the front of the property.

Particulars and Photographs

July 2025

Enquire



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