



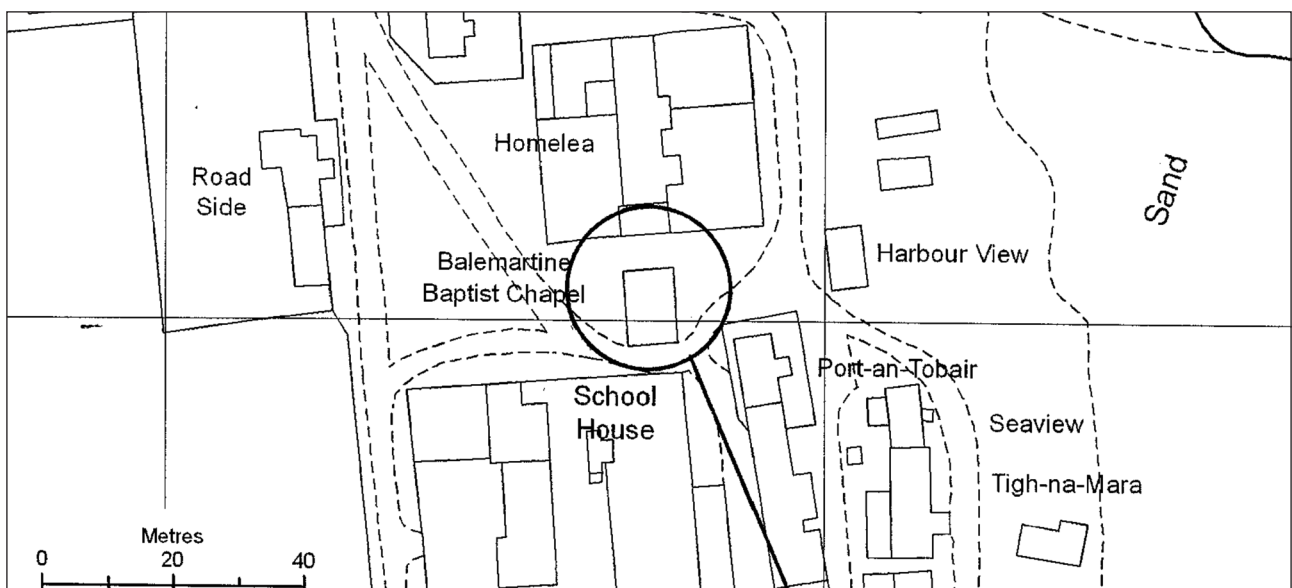
ISLE OF TIREE

DEVELOPMENT OPPORTUNITY AT BALEMARTINE

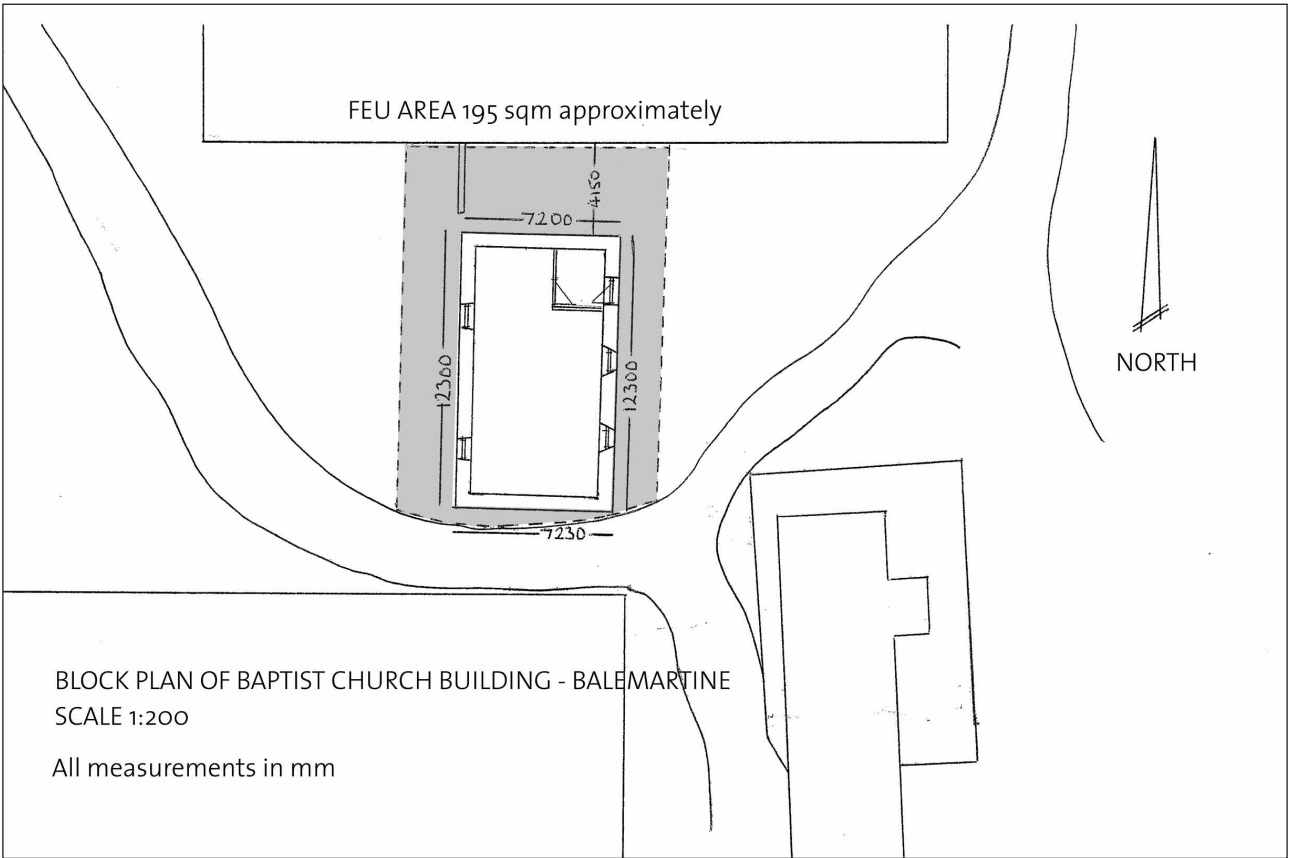
OFFERS OVER £55,000

Due to relocation this is a rare opportunity to purchase a property with historic significance on this much sought-after island. This single-storey property, which stands on a site used as a Baptist Church since 1855, is situated in the south-west of the island within the township of Balemartine. It has views across the island and towards the coast.

The building, which is 88 square metres approximately, has concrete wall construction and a corrugated roof, and stands on a Feu of approximately 195 square metres .
There is a Letter of Comfort for Change of Use to convert into a residential dwelling.
There is electricity on site.



Location map of the church building within the township of Balemartine.



Site Plan

The Isle of Tiree is the outermost of the Inner Hebrides and is approximately 12 miles long and five and a half miles wide. It is famous for its extensive long white sandy beaches and the flat and fertile machair which, in spring, forms a carpet of colourful wild flowers. The traditional low-intensity farming methods on the island, and the enriching effects of wind-blown sand, also sustain a wide variety of insects and birds, including the rare corncrake.

The property is located in the south-west of the island within the quiet township of Balemartine and only a short distance from some of the island's most spectacular beaches, the airport, ferry terminal and all the main local amenities.

As well as the primary school, the island supports a six-year secondary school, shops, galleries, garages, a bank, post offices, doctor, vet and other everyday requirements. The Co-operative store in Scarinish also has a wide selection of groceries, fruit and vegetables and wines. There are builders and other tradesmen on the island, a business centre and a local newspaper.

The island is served by flights from Glasgow each day except Sunday and from Oban Airport two days each week. In addition, there is a regular car ferry service from Oban - seven each week in the summer and four each week in the winter - which takes approximately four hours.

Information about the island, and travel, is available from the following websites:

www.isleoftiree.com

www.calmac.co.uk

www.flybe.com

www.hebrideanair.com

For more details and viewing please contact:

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