



PETER MURPHY & Co
ESTATE AGENTS



21 Anaheilt, Strontian, PH36 4JA Offers Over £210,000

Located in the quiet hamlet of Anaheilt in Strontian, this lovely bungalow offers spacious and comfortable accommodation in a highly desirable area. This home is nestled in private garden grounds with detached garage and ample parking. Enjoying views to the surrounding countryside, and within walking distance of the Ariundle Nature Reserve, the property has been upgraded and modernised and provides deceptively spacious accommodation. The property has recently installed double glazing and oil fired central heating and has been rewired. Accommodation comprises; external door which opens to the formal dining room with stunning countryside views. This opens to the bright and welcoming lounge. Door from the lounge leads to the modern kitchen, stylish bathroom and two double bedrooms. The lounge also has a door to the large conservatory which overlooks the rear garden. The conservatory has a door to an additional outbuilding currently use as a Wildlife Viewing Room. This property should suit all types of buyers, from those seeking a comfortable family home in a great location, to those seeking an excellent holiday let or long term letting opportunity.

LOUNGE

The bright and welcoming lounge has doors to kitchen and conservatory. Window to side



DINING ROOM

Accessed from the lounge the spacious formal dining room and windows to front and side. External door to front garden.



KITCHEN

The recently fitted modern kitchen has a good selection of wall and base units with contrasting worktops. Integral wall mounted oven and gas hob. Window to front.



BEDROOM 1

Accessed from the inner hall this double bedroom has fitted storage and window overlooking the front garden.



BEDROOM 2

Accessed from the inner hall this double bedroom has fitted storage and window to side.



BATHROOM

The recently fitted and stylish bathroom includes wc, wash hand basin and bath with mains shower over. Opaque window to rear.



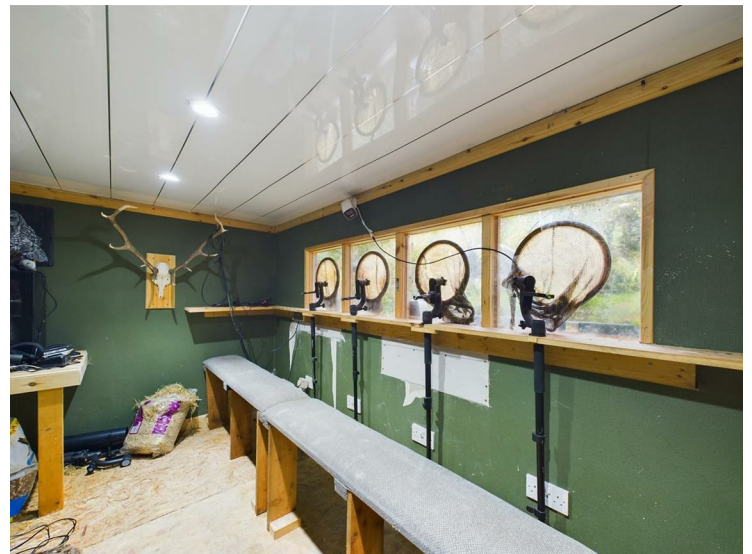
CONSERVATORY

Accessed from the lounge this large conservatory offer an great place to relax and enjoy the lovely rear garden.



WILDLIFE VIEWING ROOM

Door from the conservatory leads to this room which offers the opportunity to view the abundance of wildlife regularly on offer. Bench with 4 viewing platforms to rear.



WILDLIFE



FRONT GARDEN

The large colourful front garden is a blend of lawn and mature trees and shrubs. Driveway leads to the detached garage and provides ample parking to the front of the property.



REAR GARDEN

The rear garden has some shrubs, bushes and a pond.



REAR ELEVATION



DRIVEWAY



LOCATION

The property is situated on the outskirts of the popular village of Strontian, amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William - an easy 45 minute commute away. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing, to name but a few.

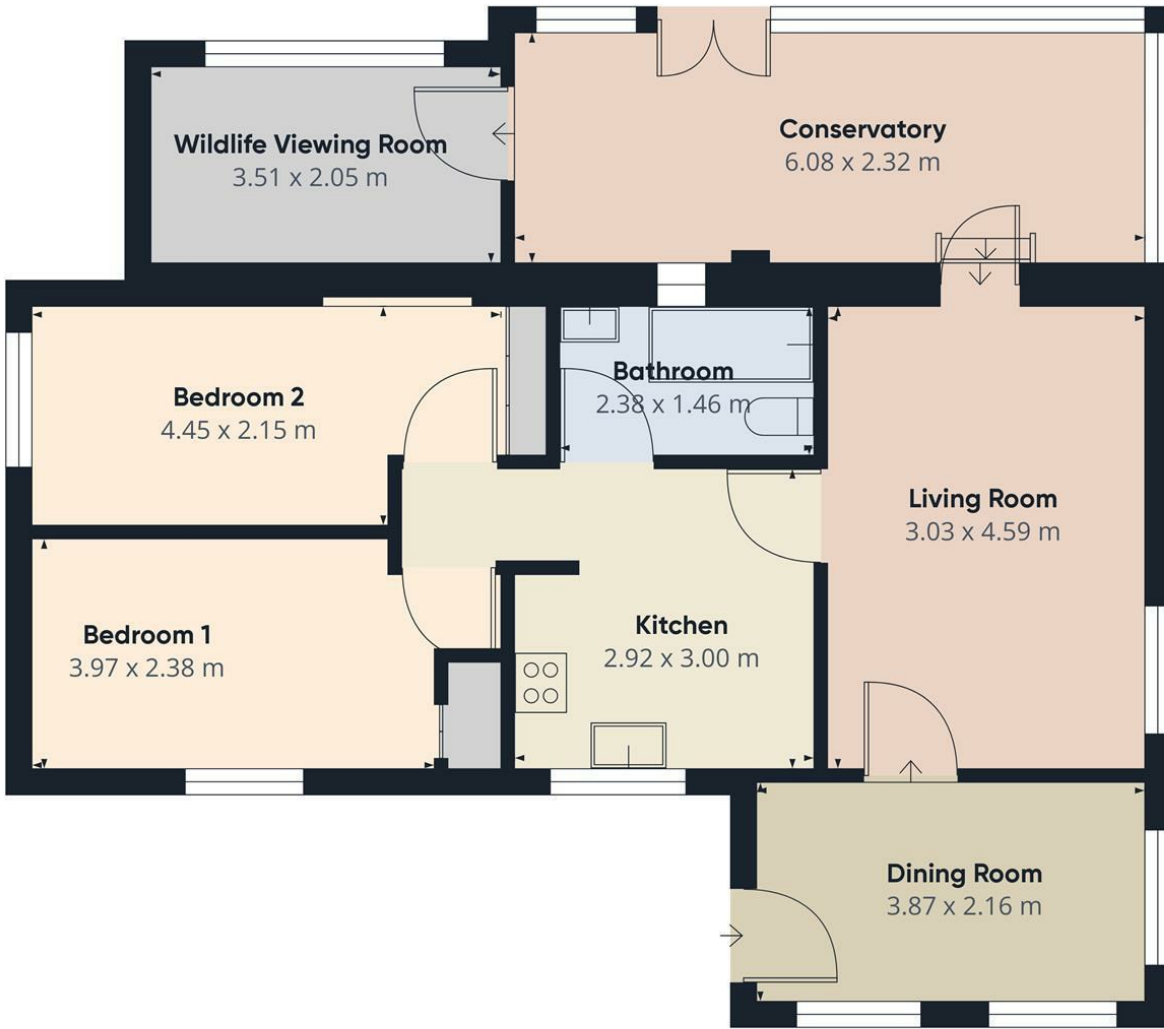
MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band C.

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



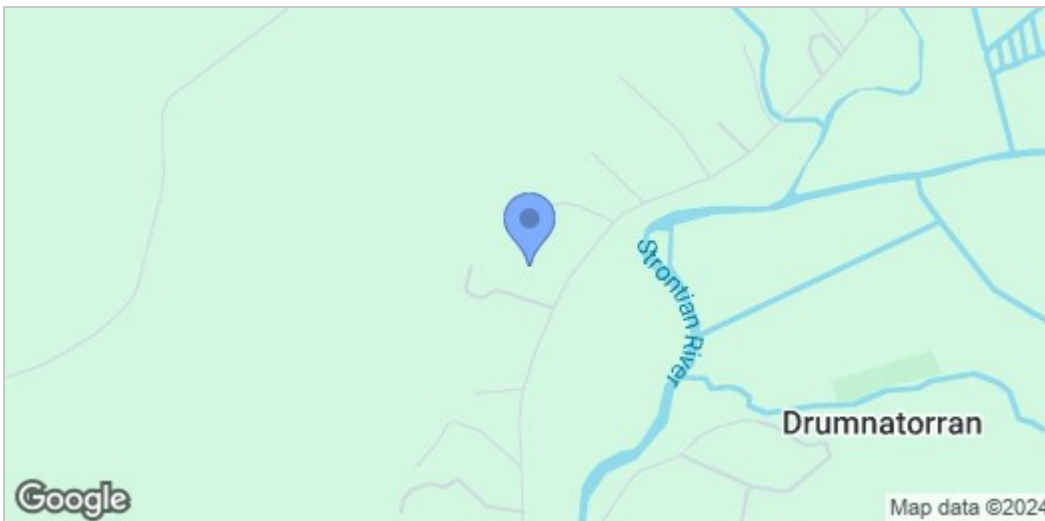
Approximate total area[®]
78.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.