



PETER MURPHY & Co
ESTATE AGENTS



Hillside, Portuairk, Kilchoan, PH36 4LN

Offers Over £375,000

Located in the desirable village of Portuairk near Kilchoan, on an elevated position with stunning uninterrupted views towards a white sandy beach and beyond to The Small Isles and the Atlantic, this 3 bedroom detached bungalow will make a lovely family home. The property will suit those seeking a comfortable and spacious family home, perfect holiday home or holiday let on what is known as the most westerly settlement on the British Mainland. Accommodation comprises; entrance porch opening to the hallway and leading to all rooms. The lounge has a large picture window to front over the most incredible views. The modern and stylish kitchen leads to a utility room and shower room. The three double bedrooms are all a good size, two benefiting from fitted wardrobes. The family bathroom completes the internal accommodation. There is also a large loft, which may be developed to provide further accommodation, subject to the relevant planning consents. The private well maintained garden is bounded by a mixture of hedging and timber fencing and also has a decked terrace to the front, offering a peaceful spot to relax and enjoy the beauty of this area. Only by viewing this home can one fully appreciate all it has to offer.

ENTRANCE HALLWAY

External door opens to the entrance porch and through to the hallway. Provides access to the lounge, kitchen/dining room, family bathroom and 3 bedrooms.

LOUNGE

The bright and welcoming lounge has a multi fuel burner as it's focal point and a large picture window to the front offering the most incredible views. This ensures plenty natural light reaches this comfortable living space.



KITCHEN/DINING ROOM

The modern and stylish kitchen/dining room has an excellent selection of gloss grey wall and base units with contrasting worktops, Range style cooker with 5 ring LPG gas hob, fridge freezer and dishwasher. There is ample space for formal dining. Windows to side and rear with doors to utility room and shower room.



UTILITY ROOM

The useful utility room has wall and base units with sink and drainer. Window and door to rear garden.



SHOWER ROOM

Accessed from the dining area the shower room includes wc, wash hand basin in vanity unit, heated towel rail and shower enclosure with mains shower.



BEDROOM 1

This double bedroom has a window to front with sea views and fitted wardrobes.



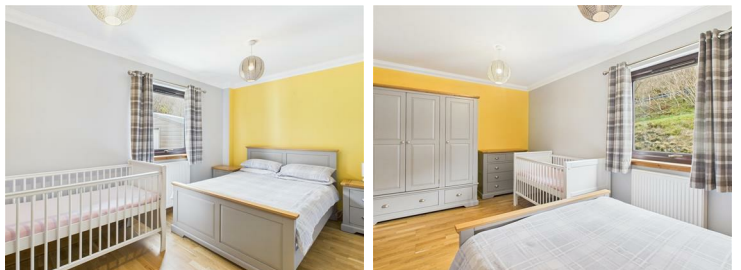
BEDROOM 2

This double bedroom also has a window to front with sea views and fitted wardrobe.



BEDROOM 3

This double bedroom also has a window to the rear.



FAMILY BATHROOM

This attractive bathroom suite in white includes wc, wash hand basin in vanity unit, heated towel rail and free standing bath. Opaque window r=to side.



FRONT GARDEN

The property is approached by a 2 veicle driveway. The front garden is laid to lawn and incorporates a large decked terrace.

FRONT ELEVATION



REAR GARDEN

The side and sloped rear garden are also laid to lawn. There are paved patios to side and rear with provide additional seating area and a timber garden shed with power and light.



REAR ELEVATION



DRIVEWAY



VIEWS



LOCATION

Portuairk, known as the most westerly settlement on the British Mainland, is a picturesque crofting community situated on the Ardnamurchan peninsula which is famed for its natural beauty and wildlife. It is the perfect location for walking, climbing, fishing, kayaking, sailing or cycling. Overlooking Sanna Bay, the village is visited by walkers and scenery enthusiasts, with views of Skye and the Small Isles - Rum, Eigg, and Muck. The main village of Kilchoan is around 4 miles away and has a shop/Post Office, petrol station, primary school, large Community Centre etc. In addition there is a ferry link to Tobermory on the Isle of Mull.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band D
House Name -The owners intend taking the house name with them, enabling the new owners to choose the name of their new home.
Viewing - Strictly by appointment only.

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 of 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.

DIRECTIONS

Take the A82 south from Fort William for 8 miles to Corran Ferry. Take the ferry over to Ardgour. At Ardgour turn left and follow the A861 for approx 24 miles to Salen. At Salen turn left onto the B8007 to Kilchoan for approximately 18 miles. At Kilchoan turn right where sign posted Portuairk. At Achosnich continue ahead to Portuairk. Follow the road down the hill, Hillside is the last property on the left hand side at the bottom of the hill, clearly signposted with the For Sale sign..



Approximate total area[®]

119.89 m²

Balconies and terraces

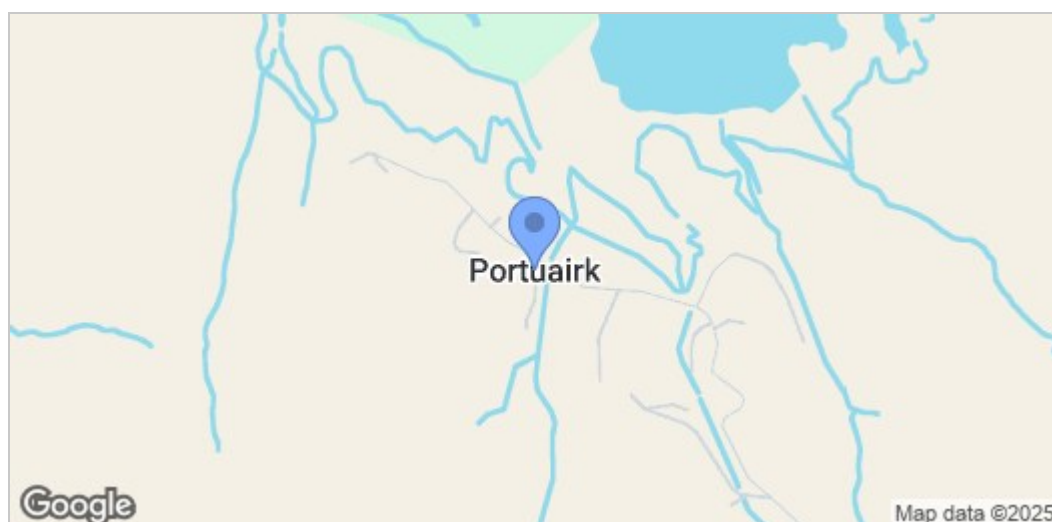
21.16 m²

(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.