



Pine Cottage

Monument Park, Strontian, PH36 4HZ

Guide Price £460,000

Fiuran
PROPERTY

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Pine Cottage is a detached Villa with 5 Bedrooms, situated in a stunning position with a Westerly aspect, and breathtaking elevated views over Loch Sunart and surrounding countryside. Situated in the beautiful much sought after village of Strontian, Pine Cottage also offers a sizeable garden, timber store/drying area, metal shed and detached garage. It would make a superb family home, perfect holiday home, or an ideal investment purchase.

Special attention is drawn to the following:-

Key Features

- Lovely 5 Bedroom detached Villa
- Wonderful views over Loch Sunart & beyond
- Peaceful rural location with amenities nearby
- Entrance Hallway, open plan Kitchen/Diner
- Utility Room, Lounge, Inner Hallway
- 3 ground floor Bedrooms (1 with Shower Room)
- Family Shower Room, rear Porch
- 2 upper level Bedrooms, upper Lounge & Bathroom
- Excellent storage throughout
- Large mature garden with detached garage & shed
- Timber store/drying area
- Ample parking for multiple vehicles
- Wonderful family home
- Perfect holiday home
- Ideal buy-to-let investment



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The lower accommodation comprises entrance Hallway leading through to the open-plan Kitchen/Diner, Utility Room, Inner Hallway, Lounge, 3 Bedrooms (1 with En Suite Shower Room) family Shower Room and rear Porch.

The upper level offers the Upper Landing, 2 further Bedrooms, upper Lounge and Bathroom.

In addition to its picturesque location, this lovely bright & spacious property benefits from double glazed windows and electric heating.

Externally, there is a mature enclosed garden surrounding the property, a perfect suntrap area to enjoy the amazing views. The driveway provides ample private parking for multiple vehicles.

STRONTIAN

Strontian sits at the head of Loch Sunart. The village has a range of amenities, including shops, hotels, post office, doctor's surgery, ambulance station & paramedics, fire station, churches, primary school and secondary school. Further facilities and amenities are available at Fort William, just 20 miles away. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the driveway at the rear of the property, and entrance at the front into Hallway or at the rear into rear Porch.

ENTRANCE HALLWAY 2.5m x 2.4m

With external door to the side elevation, window to the front, built-in shelving, heater, open plan to the Kitchen/Diner, and laminate flooring.

KITCHEN/DINING ROOM 10m x 4.2m (max)

With carpeted stairs rising to the Upper level, Kitchen is fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Flavel range cooker with LPG gas hob, extractor hood over, heater, space for dining furniture, laminate flooring, 2 windows to the front elevation & further window to the side elevation, and doors leading to the Utility Room, Bedroom One and Inner Hallway.

UTILITY ROOM 2.5m x 0.9m

With plumbing for washing machine, space for tumble dryer, built-in shelving, laminate flooring, door leading to the family Shower Room.

SHOWER ROOM 2.6m x 2.2m

With white suite comprising shower cubicle, WC & wash basin set in a vanity unit, frosted window to the rear elevation, and cushioned flooring.

BEDROOM ONE 3.4m x 3.2m

With window to the side elevation, built-in wardrobe, heater, fitted carpet and door to En Suite Shower Room.

EN SUITE SHOWER ROOM 3.2m x 1.2m

With white suite comprising shower cubicle, WC & wash basin, frosted window to the side elevation, and cushioned flooring.

INNER HALLWAY 3.6m x 2.1m (max)

With doors leading to the Lounge, Bedrooms Two, Bedroom Three & the rear Porch, and with laminate flooring.

LOUNGE 6.5m x 3.8m (max)

With dual aspect windows to the front elevation & side elevations, heater, laminate flooring, and door leading to the Hallway.



BEDROOM TWO 3.6m x 3.2m

With window to the rear elevation, built-in wardrobe, heater, and fitted carpet.

BEDROOM THREE 3.9m x 3.6m

With window to the side elevation, built-in wardrobe, heater, and fitted carpet.

REAR PORCH 2.2m x 2m

With external door to the rear elevation, door to the Inner Hall, and laminate flooring.

UPPER LANDING

With wooden balustrade, Velux window to the front elevation, fitted carpet, and doors leading to Bedroom Four, upper Lounge, and Bathroom.

BEDROOM FOUR 5.2m x 5m

With window to the front elevation, built-in wardrobes, heater, large storage cupboard 5m x 1.3m (currently used as an office), and fitted carpet.

LOUNGE 5.3m x 5m

With window to the front elevation, heater, fitted carpet, and door leading to the Bedroom 5.

BEDROOM FIVE 3.8m x 2.3m

With Velux window to the front elevation, built-in wardrobes, heater, and fitted carpet.

BATHROOM 2.2m x 2.2m

With white suite comprising bath, WC & wash basin set in a vanity unit, frosted windows to the rear elevation, and cushioned flooring.

GARDEN

Mature gardens surround the property, laid mainly with grass and is offset with mature trees, shrubs & bushes. The front garden has an attractive decking area providing a perfect place to sit and enjoy the fantastic views.. The part tarmac, part gravelled driveway leads from the rear of the property and houses the detached garage. There is ample parking at the property for several vehicles.



Pine Cottage, Strontian



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains electricity, water & drainage.

Council Tax: Band E **EPC Rating:** E41

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



LOCATION

This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.

DIRECTIONS

From Fort William follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 to Strontian (approx. 12 miles). At Strontian continue through the village, proceed over the Strontian River Bridge. On entering Strontian turn right where signposted at Monument Park. Follow the road up the hill bearing to the right, then left, Pine Cottage is located at the end of the road and can be identified by the for sale sign.

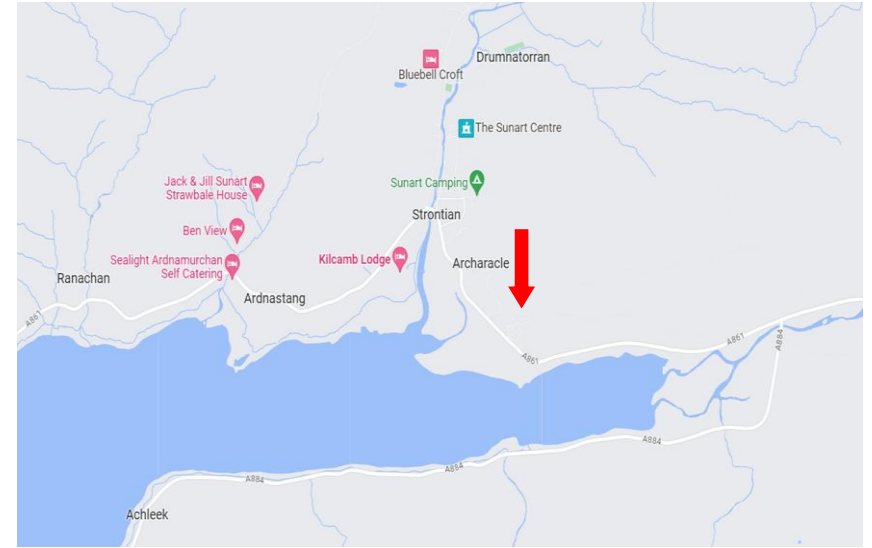
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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