



## Compass Rose Cottage

Longrigg Road, Ardnastang, Strontian, PH36 4HY

Offers Over £325,000

**Fiuran**  
PROPERTY

# Compass Rose Cottage

Longrigg Road, Ardnastang, Strontian, PH36 4HY

Compass Rose Cottage is a beautifully presented & spacious contemporary 2 Bedroom South-East facing detached House, situated in an elevated position benefitting from panoramic views of the Strontian hills over Loch Sunart. With garage, private courtyard & well maintained garden, it would make a wonderful family home, superb holiday home, or a buy to let investment.

Special attention is drawn to the following:-

## Key Features

- Stunning 2 Bedroom detached House
- Very desirable location with elevated views
- Contemporary design, built to a high specification
- In excellent order and in walk-in condition
- White goods included in sale
- Contents available under separate negotiation
- Hallway, open plan Lounge/Kitchen/Dining Room
- Master Bedroom with En Suite Bathroom
- 2<sup>nd</sup> double Bedroom, Shower Room
- Fully fitted out Loft with power & lighting
- Feature multi fuel stove in Lounge
- Nordon double glazed windows
- Electric WET underfloor heating throughout
- Well-maintained garden with garage
- Courtyard overlooking the Allt Ard Nan Staing River
- Private driveway with ample parking
- Perfect family home or ideal for an investor
- No onward chain



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The accommodation comprises of the Entrance Hallway leading to an open-plan Lounge, Kitchen & Dining Room, Master Bedroom with En Suite Bathroom, second double Bedroom and Shower Room. There is also a fully fitted out Loft plus an Attic Room. The private decked courtyard leads out from the Lounge & Kitchen and provides a secluded outdoor area to relax, dine alfresco and for enjoying the wonderful views.

In addition to its beautiful, peaceful rural location, this property faces South-East and is fully double glazed with Nordan windows & benefits from electric WET underfloor heating. With wide internal doors, slate pathways & a disabled ramp this property is versatile for all needs. Compass Rose Cottage sits in an elevated position above the Allt Ard Nan Staing River. There is a private gravelled driveway with ample parking together with detached garage. Ardnastang beach is just a short walk away which is popular for swimming and paddle boarding.

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

#### **APPROACH**

Via the limestone chipped driveway at the rear of the property and entrance into the Hallway.

#### **HALLWAY** 6.8m x 3m (max)

With full height window & sliding patio doors to the front elevation leading out to the courtyard, open-plan to the Lounge, Kitchen and Dining Room, storage cupboard housing a washer/dryer & underfloor heating controls, black cherry hardwood flooring and doors leading to both Bedrooms and the Shower Room.

#### **LOUNGE** 5.3m x 4m

Bright and spacious room with picture windows to the front & side elevations overlooking the courtyard, cathedral ceiling windows, attractive multi fuel stove, black cherry hardwood flooring and semi-open plan to the Kitchen/Dining Room.

#### **KITCHEN/DINER** 6.3mx 4.2m (max)

Fitted with modern white gloss base & wall mounted units with granite work surface over, electric oven, microwave, Belfast style sink & drainer, centre island with storage cupboards under & stainless steel work surface over, LPG gas hob with extractor hood above, Bosch fridge/freezer, dishwasher, large walk-in pantry, hatch to loft area, black cherry hardwood flooring and patio doors leading out to the courtyard.



**SHOWER ROOM** 3m x 2.4m (max)

With white suite comprising shower cubicle, WC & wash basin, wall mounted mirror, heated towel rail, frosted window to the rear elevation and marble flooring.

**BEDROOM ONE** 3.7m x 3m

With window to the side elevation, built-in wardrobe with sliding door, black cherry hardwood flooring.

**INNER HALL** 3m x 2.5m (max)

With full height window looking over the courtyard, stairs rising to the fully fitted out Loft, black cherry hardwood flooring, opening to the Master Bedroom and door leading to the En Suite Bathroom.

**BEDROOM TWO (MASTER)** 5m x 3.4m

With triple aspect windows to the front & both sides, built-in wardrobe with sliding doors, black cherry hardwood flooring and with En Suite Bathroom.

**EN SUITE BATHROOM** 3.9m x 2.5m (max)

With white suite comprising, bath, walk-in shower cubicle, wash basin set in a vanity unit & WC, wall mounted mirror, wall mounted mirrored cabinet, heated towel rail, frosted window to the side elevation, Velux ceiling window, partly tiled walls and tiled flooring.



### FITTED OUT LOFT & ATTIC SPACE

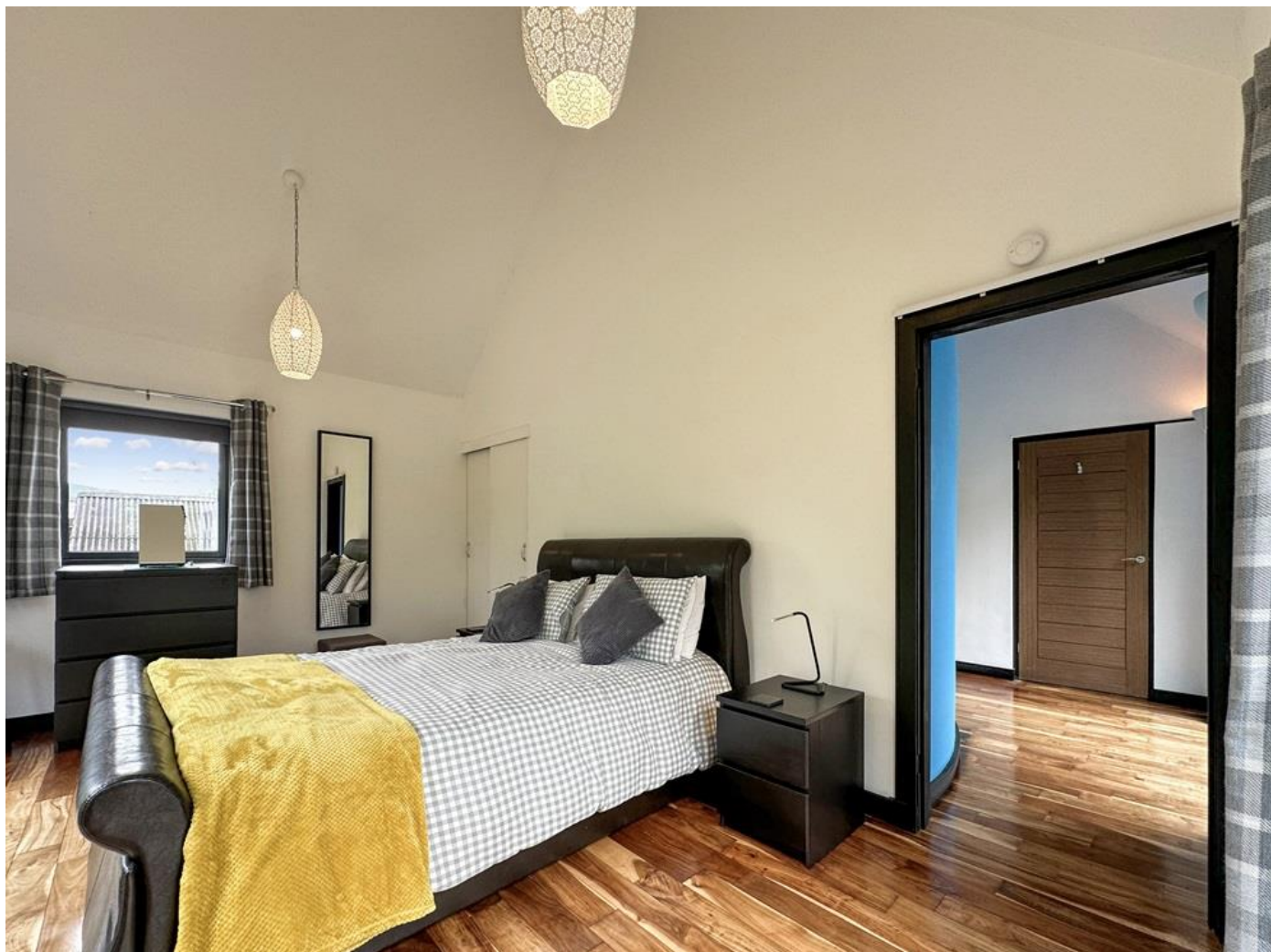
The fitted out Loft space is accessed via stairs leading from the Inner Hall, with Velux window to the side elevation with views over Loch Sunart, further window to the rear elevation, power, lighting and fitted carpet. There is also an Attic Room accessed via a hatch in the Kitchen and which houses a new hot water tank and the heating boiler.

### GARDEN

The well-established garden surrounds the property and is bounded partly by a wall & partly with hedging plants. The front garden offers an attractive courtyard which overlooks the banks of the Allt Ard Nan Staing River. The side garden is laid with limestone chippings with a raised flower bed planted with mature shrubs, bushes & seasonal plants and houses a large detached timber garage. The garage has power & lighting and concrete flooring. The driveway provides ample private parking.

### STRONTIAN

Strontian sits at the head of Loch Sunart. The village has a range of amenities, including a shop, hotels, café, doctor's surgery, ambulance station & paramedics, fire station, churches, 2yr-18yr school campus including nursery, new community owned primary school and secondary school, a community centre including gym & library, and a local post office. 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



# Compass Rose 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 to private modern septic tank.  
LPG bottle gas for cooker hob.

**Council Tax:** Band E    **EPC Rating:** D64

**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 on A82 for 8 miles and take the Corran Ferry. At Ardgour turn left on to A861 towards Strontian for approx. 12 miles. At Strontian cross the small bridge, follow the road left and continue up the hill for approx. 1 mile at Ardnastang, turn right at the stone bridge, Compass Rose Cottage is the third property on the right-hand side and can be easily identified by the For Sale sign.

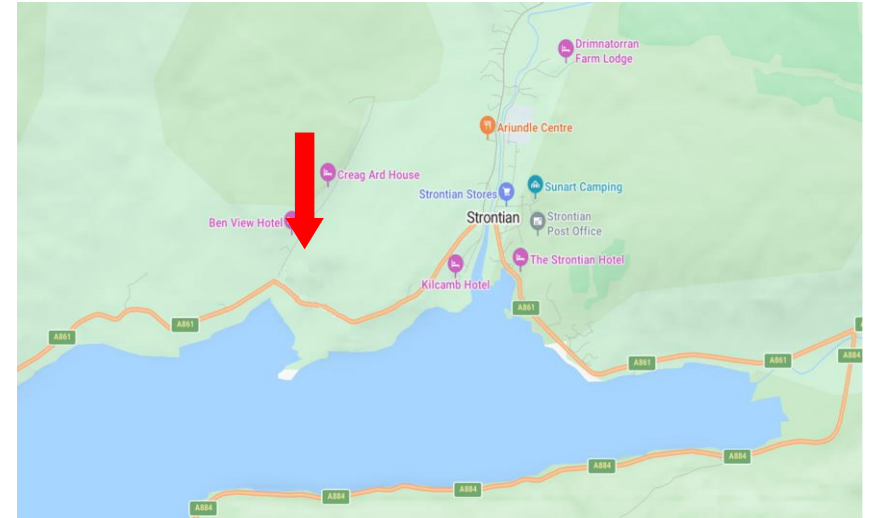
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

PROPERTY

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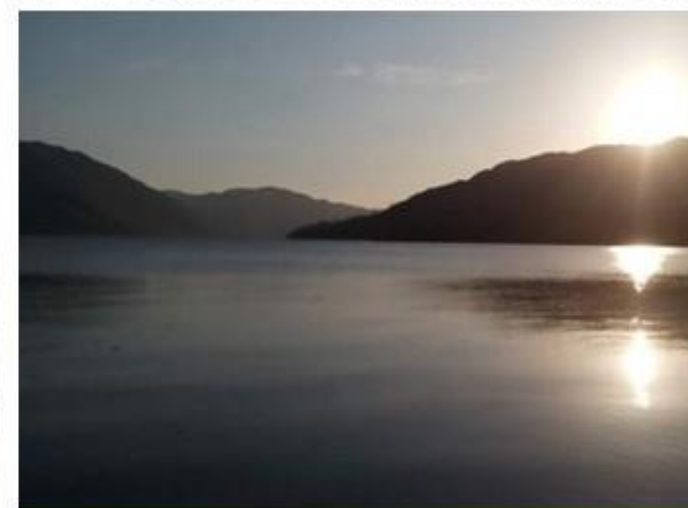
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Dail-Uaine

Invercoe

Glencoe

PH49 4HP





Just a few minutes walk from Compass Rose Cottage  
Ardnastang Bay & Loch Sunart

