



## Easternmost

Shielfoot, Acharacle, PH36 4JZ

Guide Price £180,000

**Fiuran**  
PROPERTY

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Easternmost is a desirable & spacious 3 Bedroom semi-detached House with wonderful views over the River Shiel and surrounding countryside. Benefitting from a private enclosed garden and semi-detached garage, this Property would make a perfect family home or an ideal purchase for investors.

Special attention is drawn to the following:-

## Key Features

- Spacious semi-detached House
- Wonderful river & open countryside views
- Peaceful & picturesque rural location
- Conservatory, Hallway, Lounge, Kitchen/Diner
- Dining Room/Bedroom, family Bathroom
- WC, Upper Landing, 2 further Bedrooms
- Multi-fuel stove in Lounge
- White goods included in sale
- Excellent storage throughout
- Double glazed windows
- Electric heating
- Private enclosed garden
- Semi-detached garage
- 16v motorhome/campervan/EV charge point
- Wonderful family home



Easternmost is a desirable & spacious 3 Bedroom semi-detached House with wonderful views over the River Shiel and surrounding countryside. Benefitting from a private enclosed garden and semi-detached garage, this Property would make a perfect family home or an ideal purchase for investors.

The Ground Floor accommodation comprises the Conservatory, Hallway, Lounge, Kitchen/Diner, Dining Room/Bedroom One and Bathroom.

The First Floor accommodation offers the Upper Landing, 2 Bedrooms and WC.

There is also a small Loft area accessed from a hatch in the Upper Landing.

In addition to its beautiful location, Easternmost is bright and spacious and benefits from double glazed windows and electric heating. There is also a single semi-detached garage. There is parking beside the property.

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

#### **APPROACH**

Via the garden and entrance at the side into the Conservatory.

#### **CONSERVATORY** 4m x 2m

With external door to the front elevation, wrap around windows and door leading to the Hallway.

#### **HALLWAY** 4.4m x 2m (max)

With carpeted stairs rising to the first floor, 2 storage cupboards, storage heater, vinyl flooring and doors leading to the Lounge, Kitchen/Diner, Dining Room/Bedroom One and the Bathroom.

#### **LOUNGE** 4.8m x 3.9m

With picture window to the front elevation taking full advantage of the unrestricted countryside views, attractive multi fuel stove, storage heater and fitted carpet.

#### **KITCHEN/DINING AREA** 4.4m x 2.8m

With window to the front elevation looking over the garden and views beyond, range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, dishwasher, washing machine, free standing fridge/freezer, pantry cupboard, storage heater and vinyl flooring.

#### **DINING ROOM/BEDROOM ONE** 4.8m x 3.1m

With large window to the rear elevation taking advantage of the beautiful views out to the River Shiel, built-in bookshelves, wireless thermostat Fischer electric radiator and fitted carpet.

#### **BATHROOM** 2.3m x 2m

With frosted window to the rear elevation, suite comprising of bath with electric shower over, wash basin, WC, wireless thermostat Fischer electric radiator, partly tiled walls and vinyl flooring.

#### **UPPER LANDING** 2.7mx 1m

With Velux window to the rear elevation, storage cupboard, fitted carpet and doors leading to both upper level Bedrooms and the WC.

#### **BEDROOM TWO** 4.2m x 3.7m (max)

With window to the front elevation with splendid open countryside views, built-in wardrobe, eaves storage cupboard, panel heater and fitted carpet.



### **BEDROOM THREE** 3.3m x 2.7m

With window to the side elevation with views over the stunning countryside, built-in wardrobe, panel heater and fitted carpet.

### **WC** 1.6m x 1.6m

With Velux window to the front elevation, suite comprising of wash basin, WC, heated towel rail and carpet.

### **GARDEN**

With private enclosed garden to the front, side and rear of the property. The garden is laid mainly with grass with paved paths and is offset with mature trees, bushes and shrubs. There is a timber shed & concrete coal bunker in the rear garden. The sun trap garden offers ample space for garden furniture, ideal for relaxing, dining alfresco and for taking in the wonderful views. There is also a single semi-detached garage with wooden doors to the front elevation and concrete flooring (5m x 2.7m).

### **LOCATION**

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and the ferry to Tobermory on the Isle of Mull sails from Kilchoan. The nearby village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school



# Easternmost, Shielfoot



*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 supply  
Shared septic tank

**Council Tax:** Band D

**EPC Rating:** E43

**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.



## DIRECTIONS

From Fort William on A82 North turn left onto A830 signposted for Mallaig. Continue to Lochailort, turn left onto A861. Continue on this road for 17 miles. Cross over the bridge at River Shiel. Take first right signposted for Shielfoot. Easternmost is approx. ½ mile down this road on the left and can be identified by the for-sale sign. Or if travelling from Glasgow on A82 North cross on the Corran Ferry over to Ardgour. Turn left once over the ferry and continue through Strontian, passing through Acharacle Village. Shielfoot is on the left continue with directions as above.

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.

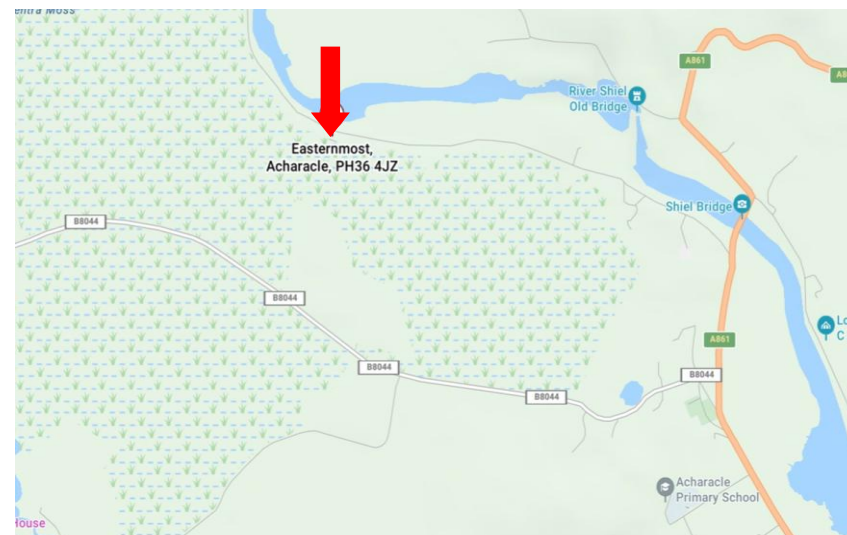
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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