



*Shorefront three-bedroom woodland retreat with breathtaking views of Loch nan Ceall, Rum, and Eigg*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Nestled within 1.5 acres of mature woodland, this stunning three-bedroom, two-bathroom property offers the perfect balance of seclusion and comfort. Located at the head of Loch nan Ceall, with breathtaking views across to the islands of Rum and Eigg, the home combines privacy with convenience and has a private small boat mooring. Approximately 1 mile from the charming village of Arisaig, it is set off the picturesque, tree-lined Rhu Road.

## THE KITCHEN/DINER



The ground level features an inviting entrance porch, leading to a spacious open-plan kitchen/dining room, utility room, WC, and a cosy living room with a wood-burning stove.

# THE UTILITY & WC



# THE LIVING ROOM



A solid oak staircase descends to a spacious sun room with panoramic views of the sea loch and nearby islands.



# THE SUN ROOM





Upstairs, you'll find three double bedrooms, including a master with en-suite and a shower room. The attic is largely carpeted and offers additional storage with a shelved area for books and documents.

## THE SHOWER ROOM



# THE MASTER BEDROOM



# BEDROOM 2



# BEDROOM 3

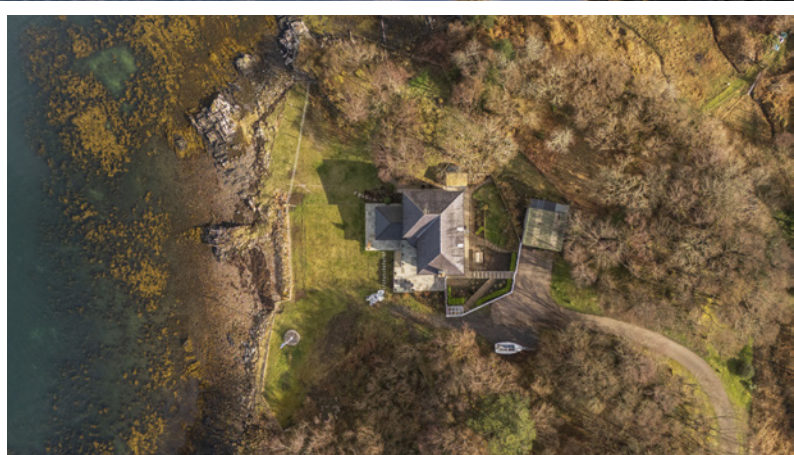


Surrounded by stunning wildlife, the property's shore is frequented by grey seals, sea otters, and grey herons and pine martens have been seen in the grounds. The gardens regularly attract numerous songbirds and buzzards, and sea eagles have been seen overhead.

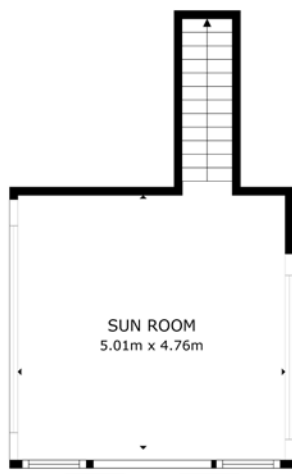
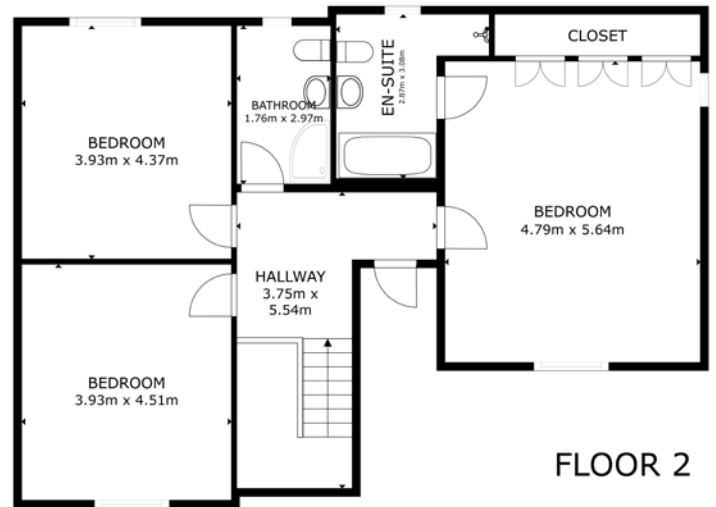
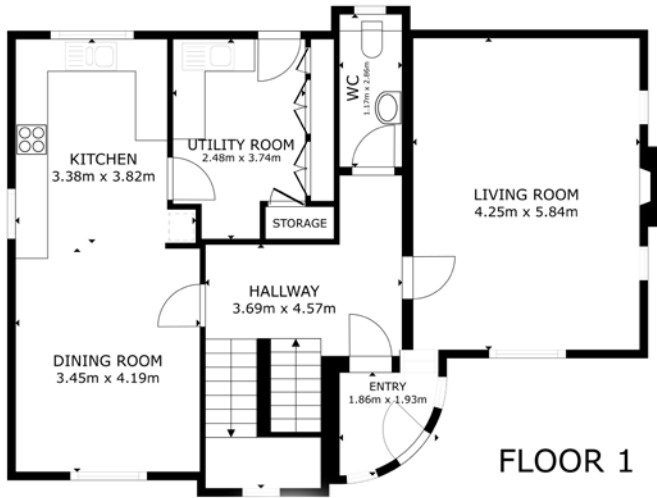
The property is well-served by local schools, with Arisaig Primary School just a short distance away, offering education for younger children. For secondary education, Mallaig High School is approximately 10 miles away, providing a wide range of subjects for students. Both schools offer a close-knit community atmosphere, making them ideal for families.

## EXTERNALS & VIEWS





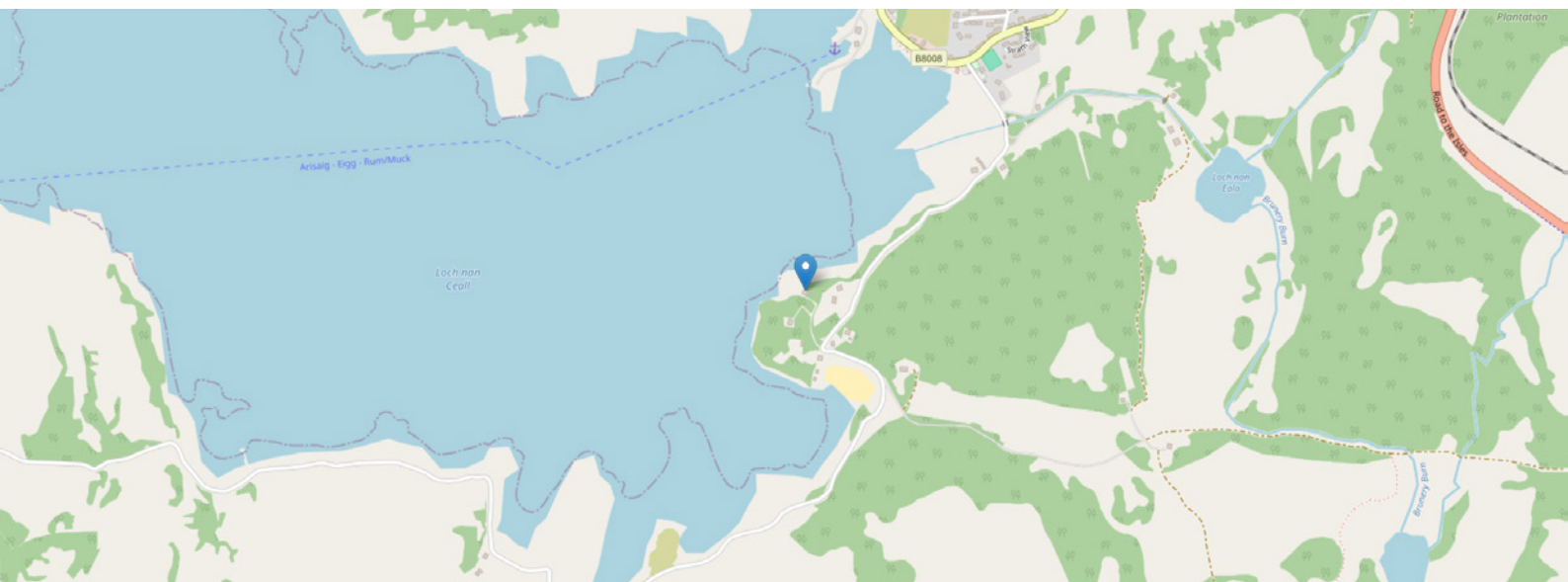
# FLOOR PLAN, DIMENSIONS & MAP



GROUND FLOOR

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 201m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Arisaig provides access to essential amenities, including a general store with a Post Office, a hotel, a bar and several restaurants.





The surrounding area is a haven for nature lovers and outdoor enthusiasts, offering pristine white-sand beaches, spectacular sunsets, and stunning sea views. Arisaig is also renowned as a sailing destination, with Arisaig Marina accommodating hundreds of yachts each year and offering daily cruises to the Small Isles during the summer months.

Arisaig sits on the West Highland railway line, which runs from Glasgow to Mallaig, and a sleeper service connects from the nearby town of Fort William to London. Shiel Buses operate a regular local service to Fort William.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**MARIE WOOD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.