



3 FORESTRY HOUSES | POLLOCH | BY STRONTIAN | PH37 4LX

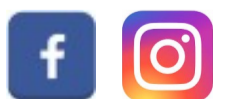
PRICE GUIDE: £115,000

Enjoying an idyllic rural location between Loch Shiel and Loch Doilet, 3 Forestry Houses forms a semi-detached dwellinghouse, with views over to the surrounding countryside. Offering spacious accommodation, conveniently arranged over two floors, the property benefits from a multi-fuel stove in the lounge, and double glazing, however some upgrading and modernisation would be beneficial. Due to the size and location, and following works, the property would make a superb family home and also presents an exciting opportunity, as a self-catering proposition, in a buoyant, holiday letting market.

The property is situated within the small hamlet of Polloch, A National Scenic Area, forming one of a cluster of properties in this remote part of the West Highlands. The nearest main village is Strontian, some 8 miles distant, which offers a range of local amenities (Primary/Secondary School, Filling Station/Shop, Post Office and Hotels etc). The property is well placed to take advantage of all the pleasure and leisure activities the area has to offer.

- Semi-Detached Dwellinghouse
- Charming Rural Location with Mountain Views
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Garden
- EPC Rating: F 32

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Accommodation

Entrance Hallway

With wooden front door. Under stair cupboard. Doors to lounge/diner, shower room and kitchen.

Lounge/Diner 5.5m x 3.2m

With windows to front and rear. Feature multi-fuel stove, set on tiled hearth and surround, with wooden overmantle.

Shower Room 2.4m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and walk-in shower area, with Mira shower. Fully wet walled.

Kitchen 3.5m x 2.9m

With windows to rear and side. Door to rear garden. *Please note there are no units in the kitchen, this area needs complete refurbishment.*

Upper Level

Landing

Window to side at half landing. Window to front. Doors to bedrooms.

Bedroom 3.9m x 2.7m

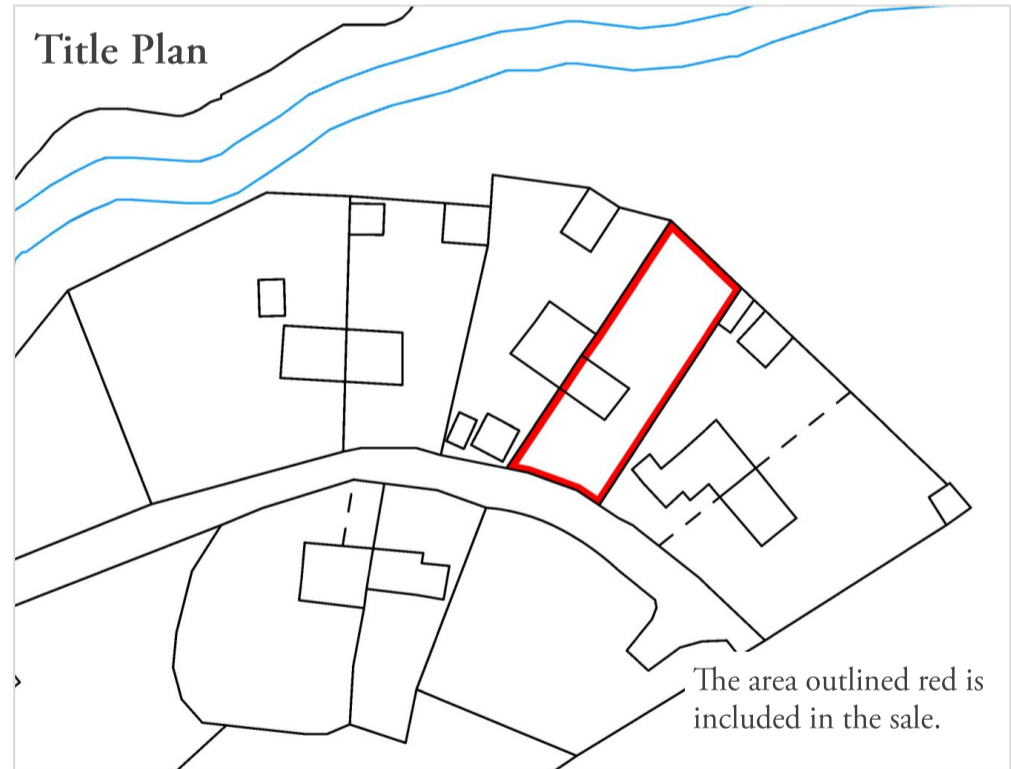
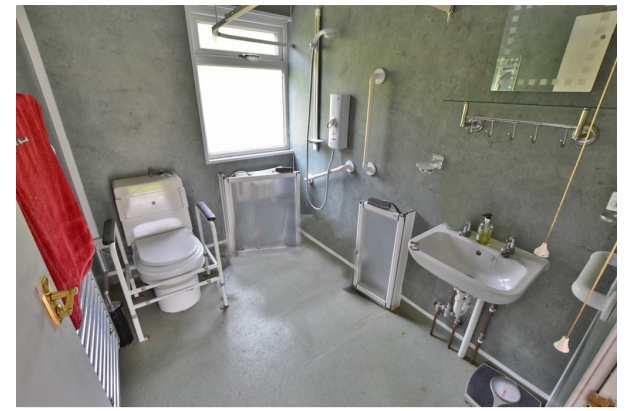
With window to front. Hatch to loft.

Bedroom 4.9m x 2.7m

L-shaped, with window to rear. Two built-in wardrobes.

Bedroom 4.4m x 3.7m

With windows to rear and side. Two built-in wardrobes. Feature tiled fireplace.



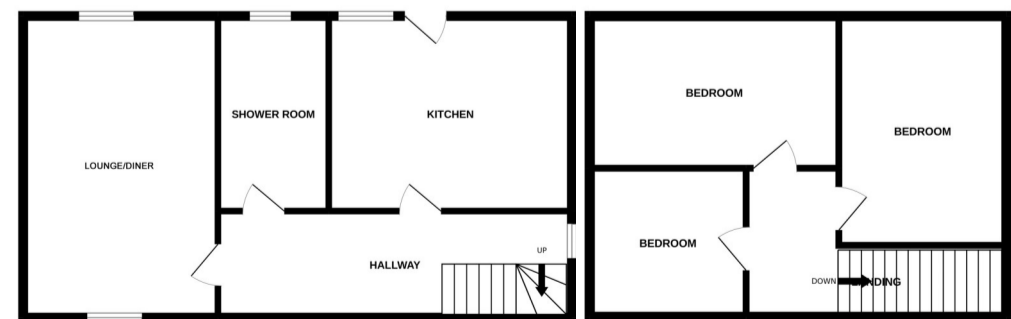
Garden

The property enjoys spacious garden grounds to three sides, with steps leading up to the entrance doorway. The remainder of ground is laid in the main to lawn, offset with mature trees, shrubs and bushes.

Travel Directions

From Fort William take the A82 south for approximately 8 miles, turning right where signposted Corran Ferry. Take the Corran Ferry and on leaving the ferry, turn left on to the A861 and proceed on this road to Strontian. In Strontian cross over the bridge and turn right, signposted Polloch. Proceed on this road for approximately 8 miles. The Forestry Houses are located at the end of the road and Number 3 is the fourth property on the left hand side.

Floor Plan



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