



BERN VIEW | CANON GILLIES PLACE | ARISAIG | PH39 4NG

GUIDE PRICE: £450,000



Enjoying a premium, elevated position, in the desirable coastal village of Arisaig, with stunning views over Loch nan Ceall and the sea, towards the Isle of Eigg, the sale of Bern View offers an exciting opportunity, to purchase a superior, detached dwellinghouse, set in generous grounds. The setting is further complemented by the property itself, which has been designed to capitalise on the beautiful vistas. Benefiting from double glazing, and air source, underfloor, heating throughout, the property is in immaculate order, and beautifully presented. Providing deceptively spacious accommodation, conveniently arranged over one level, the property would be ideally suited as a permanent family home, as an idyllic holiday retreat, or as a premium self-catering option, in an extremely buoyant, holiday rental, market. Neutrally decorated, with internal oak doors and striking, marble tiled flooring throughout, the property boasts many premium features, including a most impressive German Pronorm Kitchen, with integrated Siemens oven, secondary oven with microwave, and drawer warmer, a large Siemens induction hob, with stainless steel extractor chimney over, is set in an expansive white silestone breakfast bar, with matching work surfaces. The full length John Lewis fridge and separate freezer, and integrated John Lewis dishwasher, complete the quality kitchen appliances, whilst an enviable seating area, with picture window, and door to the raised balcony area, take in the best of the views. The lounge, with contemporary wood burning stove, set on glass hearth with marble surround, and separate dining room, with views towards the Roshven Hills, provide further excellent living areas, whilst the remainder of the property comprises a useful utility, study, cloakroom, entrance vestibule, double bedroom, second double bedroom with Jack-and-Jill bathroom, and finally the principal bedroom, with contemporary shower room. The two larger bedrooms, both have separate external doors, making this a very flexible property, with the ability to have private self-catering accommodation in place.



Arisaig is a popular West Coast village, situated on the road between Fort William and Mallaig - "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a bustling marina, hotel, restaurants, shop, post office, two churches, primary school, with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.

- Striking, Modern Detached Dwellinghouse
- Magnificent, Coastal Location with Elevated, Panoramic Loch & Sea Views
- Lounge with Wood Burning Stove
- Dining Room
- Stunning Premium Dining Kitchen with Seating Area
- Utility & Study
- 3 Bedrooms (2 En-Suite with Separate Entrance Doors)
- Jack & Jill Bathroom
- Double Glazing & Air Source Underfloor Heating
- Generous Garden Grounds
- Summer House/Studio, BBQ Hut, Heated Gazebo
- Double Garage with Wood Store & Meeting Room
- EPC Rating: B 83



Accommodation

The entire internal floor is laid to tiled marble, and benefits from underfloor heating. Internal oak doors also feature throughout.

Entrance Vestibule 1.8m x 1.4m
Half glazed, UPVC entrance door, with half glazed side panels. Door to entrance hallway.

Entrance Hallway 6.9m x 5.5m
L-shaped, with three built-in cupboards, and hatch to loft. Doors to lounge, dining kitchen, cloakroom, bedrooms and Jack-and-Jill bathroom.

Lounge 5.3m x 4.1m
With triple window to rear. Impressive wood-burning stove, set on glass hearth, with marble surround. Door to dining room.

Dining Room 4.0m x 2.9m
With double window to side and views to the Roshven Hills. Door to dining kitchen.

Dining Kitchen 5.4m x 5.2m
With double window to side views. Picture window, and fully glazed door, to loch views and raised balcony. Fitted with German Pronorm Kitchen, gloss white units, offset with silestone work surfaces and expansive breakfast bar, Integrated Siemens oven, secondary oven with microwave, and drawer warmer. Large Siemens induction hob, with stainless steel extractor chimney over. Full length John Lewis fridge and separate freezer, and integrated John

Lewis dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Open to study. Doors to utility and hallway.

Study 2.0m x 1.7m
With window to side. Built-in cupboard, with double doors.

Utility 2.7m x 2.0m
With window to side. Wood effect work surfaces. Bosch washing machine. Hoover tumble dryer. Compact fridge freezer. Half glazed, UPVC door to tiled terraced area. *Please note, the three appliances are sold as seen and do not have any warranties.*

Cloakroom 1.8m x 1.4m
Fitted with contemporary white suite of WC and wash hand basin, set in grey coloured vanity unit.

Bedroom 3.7m x 2.7m
With double window to rear. Built-in wardrobes, with triple sliding doors.

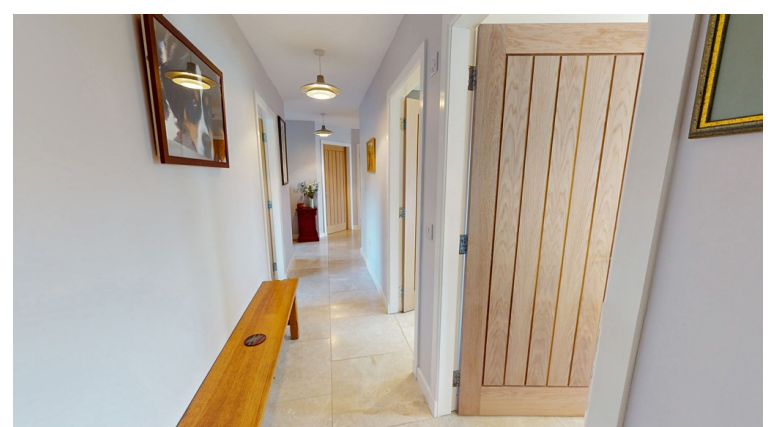
Jack-and-Jill Bathroom 2.9m x 2.1m
With frosted window to front. Fitted with modern white suite of WC, wash hand basin set in vanity unit, bath, and fully tiled shower cubicle, with mains shower. Tiled splashback. Heated towel rail. Door to bedroom.

Bedroom 4.3m x 3.1m
With window to front. Built-in wardrobe, with mirrored sliding doors. External, half glazed, UPVC door to front garden and tiled terraced area. Door to hallway.

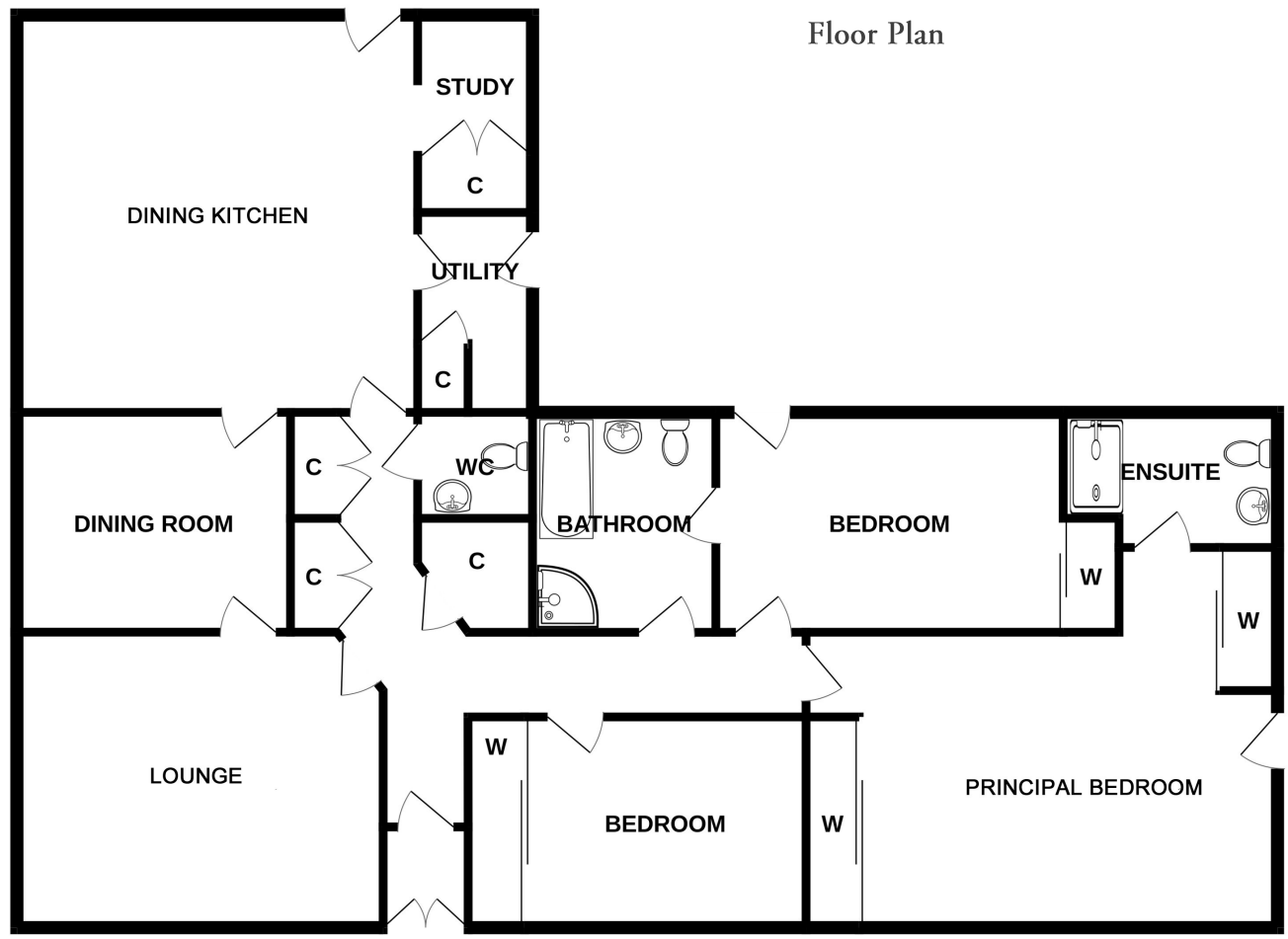
Principal Bedroom 5.9m x 5.2m
L-shaped, with two windows to rear. Two built-in wardrobes, both with triple sliding doors. Shelved alcove area. External, half glazed, UPVC door to side garden. Door to en-suite shower room.

En-Suite Shower Room 2.8m x 2.1m
Slightly L-shaped, with frosted window to front. Fitted with contemporary white suite of WC and wash hand basin, set in gloss white vanity unit, and large, fully tiled, shower cubicle, with mains shower, and drench head. Tiled splashback.

Garden
The property enjoys spacious grounds, equating to around a third of an acre. Fully enclosed, Bern View benefits from a large gravelled area, providing ample parking and turning. The landscaped grounds include several different areas, including an orchard, with young fruit trees, raised fruit and vegetable beds, and an impressive main garden area. Laid to lawn, offset with mature shrubs and planting, a superb porcelain tiled terrace area is located directly in front of the views, and includes a heated gazebo with garden furniture. The raised balcony, is also laid to porcelain tiling, offset with glass balustrades. A summer house/studio, with fully glazed French doors and side panels, benefits from light and power, providing an ideal external office, whilst a charming BBQ hut is also included in the sale.







Floor Plan



Travel Directions
 Travelling from Fort William on the A830 road to Mallaig for 34 miles, take the second turning in to Arisaig, on to the B8008 road. Proceed down the hill, past the first turning on the right, signposted Arisaig Primary School, and Bern View is the next property, directly on the right hand side, well signposted.

Title Plan
 The area outlined green is included in the sale. The area shaded blue indicates the entrance access.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.

