



NEW BUILD | UPPER SCOTSTOWN | STRONTIAN | PH36 4JB

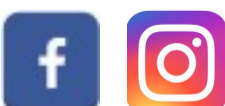
GUIDE PRICE: £450,000

The subjects of sale form an imposing, new build detached property, situated on a prime, elevated site, with stunning uninterrupted views towards Sgurr Dhomgnuill, the highest mountain in the area. Located close to the popular residential village of Strontian on the rugged Ardnamurchan Peninsula, this substantial property is further enhanced by the large plot surrounding it. Finished to the highest of standards by Corrigan Contractors, the property offers generous accommodation, conveniently arranged over two levels, and boasts many premium features, including a striking dining kitchen with solid oak work surfaces and breakfast bar, integral quality appliances and patio doors, a dual aspect lounge with impressive wood burning stove, modern bathroom suites, Rational triple glazed windows, air source central heating, engineered oak flooring and high quality insulation to name but a few. Due to the size and location, the property would be ideally suited as a fantastic family home, as an idyllic holiday retreat, or as an investment opportunity in a buoyant, premium self-catering market.

The attractive village of Strontian is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William some 23 miles distant.

- Imposing, Newly Complete, Detached Property
- Desirable Rural Location with Stunning Mountain Views
- Spacious Dual-Aspect Lounge with Wood Burning Stove
- Modern Kitchen & Dining Area
- Utility Room
- 5 Double Bedrooms (3 with En-Suite Shower Rooms)
- Family Bathroom
- Upper Reading/Study Area
- Rational Triple Glazing
- Air Source Heating
- Generous Garden Grounds & Private Parking
- EPC Rating: B 85

MacPhee & Partners
 Airds House, An Aird
 Fort William, PH33 6BL
 01397 70 2200
 estateagency@macphee.co.uk :: www.macphee.co.uk





Accommodation Dimensions

Entrance Porch 2.4m x 1.9m

With two windows to front. Entrance door, with glazed panel, and side panel. Engineered oak flooring. Door to lounge.

Lounge 6.1m x 4.2m

With three windows to front and two windows to side. Feature wood-burning Ardda stove set on a slate hearth, with oak overmantle. French doors to the dining kitchen. Stairs to upper level. Door to hallway.

Dining Kitchen 6.0m x 3.1m

With two windows to rear and two to side. Patio door to rear patio area. Fitted with modern grey-coloured shaker-style kitchen units, offset with oak work surfaces, upstand and breakfast bar. Integral Hotpoint double oven. Hotpoint electric hob with extractor hood over. Integral Hotpoint fridge/freezer. One-and-a-half bowl ceramic sink unit. Integral bins. Engineered oak flooring. Door to utility room.

Utility Room 3.1m x 2.0m

With half glazed door to rear. Fitted with modern grey-coloured shaker-style kitchen units, offset with wood effect work surfaces and upstand. Stainless steel sink unit. Plumbing for washing machine. Engineered oak flooring. Door to hallway.

Hallway 6.1m x 1.1m

With doors to bathroom and bedrooms. Two built-in cupboards - one housing heating system. Engineered oak flooring.

Bathroom 2.9m x 1.9m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and bath with shower attachment. Wet wall splashback. Tiled laminate flooring.

Bedroom 3.2m x 3.0m

With two windows to front. Built-in wardrobe with

mirrored sliding doors. Engineered oak flooring.

Bedroom 3.7m x 3.0m

With two windows to front. Built-in wardrobe with mirrored sliding doors. Engineered oak flooring.

Ground Floor Principal Bedroom 4.2m x 3.3m

L-shaped with two windows to rear. Built-in wardrobe with mirrored sliding doors. Engineered oak flooring. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 1.4m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and shower cubicle with Grohe mains shower with dual head. Wet wall splashback. Tiled laminate flooring.

Upper Level

Reading/Study Area 6.8m x 5.8m

T-shaped with Velux windows to front and rear. Oak stairway handrail and finials. Two built in cupboards. Doors to two upper principal bedrooms.

Principal Bedroom One 4.9m x 3.8m

L-shaped with two Velux windows to front. Built-in wardrobes with mirrored sliding doors. Built-in cupboard. Door to en-suite shower room.

En-Suite Shower Room 2.5m x 2.4m

With Velux window to front. Fitted with white suite of WC, wash hand basin set on vanity unit, and shower cubicle with Grohe mains shower with dual head. Wet wall splashback. Heated towel rail. Tiled laminate flooring.

Principal Bedroom Two 4.9m x 4.1m

U-Shaped with two Velux windows to front. Built-in wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 3.3m x 1.6m

With Velux window to front. Fitted with white suite of WC,

wash hand basin set on vanity unit, and shower cubicle with Grohe mains shower and dual head. Wet wall splash back. Heated towel rail. Laminate flooring.

Grounds

Being a newly built property, the grounds are essentially a blank canvas for the successful purchasers and are laid in the main to lawn. There is a sweeping gravelled driveway leading up the property, whilst the rear garden features a paved patio area.

Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour, turn left and follow the road to Strontian A861 (around 12 miles). On entering Strontian pass the hotel and continue through the village, crossing the Strontian River. After crossing the bridge, turn right immediately - signposted Bellsgrove and Polloch. Continue ahead, where you will pass a red post box. As you approach Ariundle, bear left and continue on the road uphill, bearing right and proceed ahead. You will pass another red post box on the right hand side, take the road on the left immediately after this and the entrance to the property is on the right hand side.

Title Plan

The area outlined red is included in the sale.





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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).