



CLAN COTTAGE | MOSS | ACHARACLE | PH36 4JY



PRICE GUIDE: £330,000

Enjoying a peaceful secluded location, nestled within mature pine trees on the shores of Loch Shiel, the sale of Clan Cottage offers an exciting opportunity to purchase a charming detached bungalow, set amidst private garden grounds. Over the years the property has been refurbished throughout, boasting solid oak internal doors and kitchen units with quality appliances, modern shower rooms, and a bespoke fireplace with Morso stove in the lounge, as well as benefiting from oil fired central heating and double glazing. Currently a fantastic family home, the property also has the potential to be a successful holiday let or second home, as the clients have indicated they would be willing to include the furniture, subject to negotiation. Situated in mature grounds, Clan Cottage enjoys stunning, direct views over Loch Shiel to Ben Resipole and the surrounding countryside.

The property is located in the township of Moss, on the edge of spectacular Highland scenery and within walking distance of the main village of Acharacle, on the Ardnamurchan Peninsula. Acharacle is a thriving community offering a wide range of amenities including hotel, shops, post office, tearoom, doctors surgery and churches. The highly regarded primary school is located locally in the village, while the secondary school is some 8 miles away in the neighbouring village of Strontian.

- Charming Lochside Bungalow
- Excellent Home or Superb Business Opportunity
- Lounge with Feature Multi-Fuel Stove
- Kitchen/Diner & Utility plus Appliances (no Guarantees given)
- Dining Room
- 2 Bedrooms with Dressing Areas & Principal En-Suite
- Shower Room
- Oil Fired Central Heating & Double Glazing
- Spacious Mature Private Garden Grounds
- EPC Rating: D 66





Accommodation

Entrance Vestibule 2.8m x 1.9m

With UPVC front door. Open to kitchen/diner. Two built-in cupboards. Door to utility.

Utility 2.9m x 1.9m

With window to rear. Fitted with oak kitchen units, offset with granite effect work surfaces. Washing machine and tumble dryer. Two built-in cupboards. Door to shower room.

Shower Room 2.2m x 1.9m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and wet walled shower cubicle, with mains shower. Heated towel rail. Tiled laminate flooring. Half wood-lined walling.

Kitchen/Diner 4.9m x 3.0m

With windows to front and side. Fitted with oak kitchen units, offset with granite effect work surfaces and splashback. Bosch oven. Bosch hob with extractor fan over. Stone sink. Integral Lamona dishwasher. Doorway to dining room.

Dining Room 4.1m x 3.7m

With window to front. Laminate flooring. Door to hallway.

Hallway 3.3m x 1.2m

With French doors to lounge. Hatch to loft. Doors to bedrooms.

Lounge 5.8m x 3.6m

With French doors to garden. Picture window to front. Feature Morso multi fuel stove set on stone hearth with bespoke wooden mantle. Laminate flooring.

Principal Bedroom 4.1m x 4.0m

With window to front. Feature bespoke wooden mantle with electric stove. Open to dressing area.

Dressing Room 2.4m x 2.1m

With window to rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 2.1m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and wet walled shower cubicle with mains shower. Heated towel rail. Tiled laminate flooring. Half wood-lined walling.

Bedroom 3.4m x 2.7m

With Velux window to rear. Open to dressing room.

Dressing Room 2.8m x 2.0m

With window to rear.

Garden

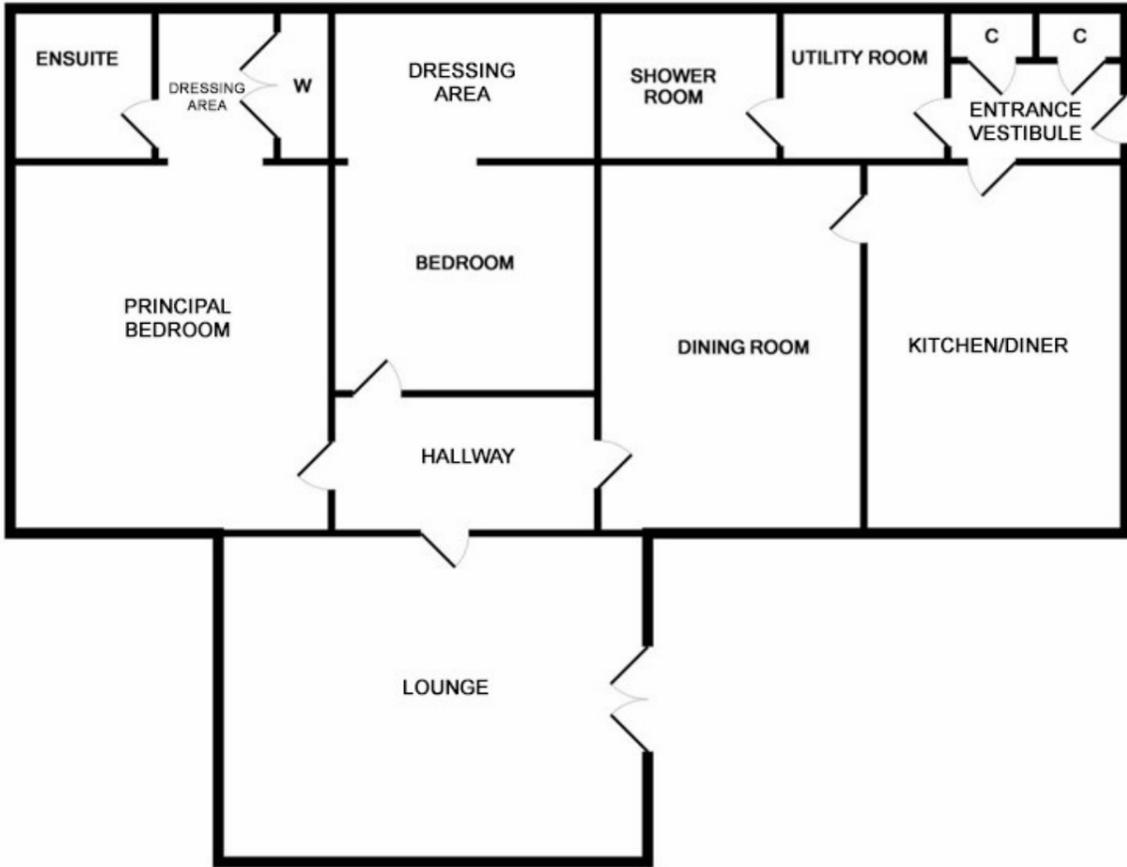
The property is accessed by a shared driveway, leading the private, mature grounds of Clan Cottage. Laid in the main to lawn, offset with mature trees, shrubs and bushes, views of Loch Shiel are enjoyed from all areas of the garden. Due to the size of the grounds, there may be potential for further development, subject to all the relevant planning and consents. Two garden sheds.

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 and onward towards Acharacle. When entering Acharacle proceed through the village and after crossing Shiel Bridge, turn right immediately - signposted Moss. Clan Cottage is located at the end of this road on the left hand side.



Floor Plan



Title Plan

The area outline red is included in the sale. The area shaded yellow is a shared driveway.



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)'.