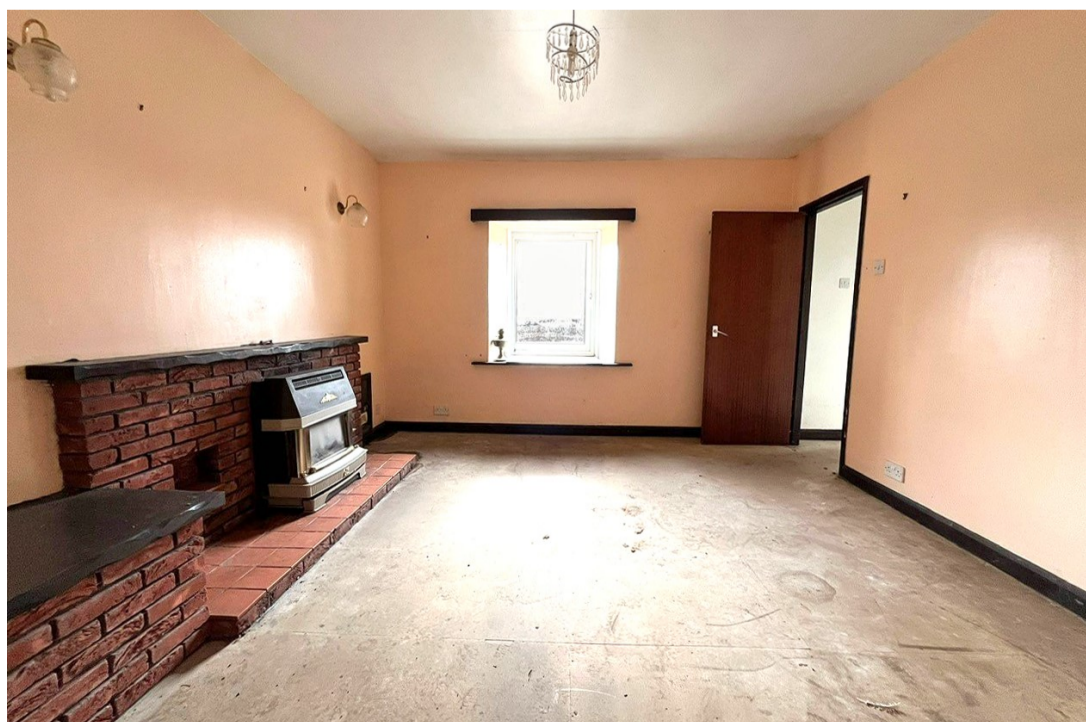




CASTLE VIEW | KILCHOAN | ACHARACLE | PH36 4LH



PRICE GUIDE: £200,000

Castle View forms a detached bungalow set in very generous grounds of around 2.5 acres, with far reaching views towards Mingarry Castle and the Sound of Mull. Situated on the edge of the village of Kilchoan, on the picturesque Ardnamurchan Peninsula, the property provides deceptively spacious accommodation, conveniently arranged over one floor, and benefits from gas fired central heating and double glazing. Whilst some upgrading and modernising is required, the property would provide a fantastic permanent home, idyllic holiday retreat or investment opportunity for the very buoyant self-catering market following works.

Kilchoan is a small crofting village on the Ardnamurchan peninsula which is famed for its natural rugged beauty and wildlife. Approximately 50 miles west of Fort William, Kilchoan village has a shop, petrol station, primary school etc. In addition there is a ferry link to Tobermory on the Isle of Mull and many leisure and pleasure activities in the surrounding area.

- Detached Bungalow with Stunning Views to the Sound of Mull
- Lounge
- Large Kitchen/Diner
- 2 Double Bedrooms
- Utility Area
- Family Bathroom & Cloakroom
- LPG Fired Central Heating
- Double Glazing
- Grounds of around 2.5 Acres & Garden Shed
- EPC Rating: F 29

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Accommodation

Entrance Porch 1.9m x 0.8m

With half glazed UPVC entrance door. Window to front views. Open to entrance hallway.

Entrance Hallway 3.0m x 1.0m

T-shaped, with doors to bedrooms and lounge.

Bedroom 3.0m x 2.8m

With window to rear.

Bedroom 4.0m x 3.0m

With window to front views.

Lounge 3.9m x 3.7m

With window to front views. Open fire with electric insert, set in brick fireplace with tiled hearth and wooden overmantle. Door to kitchen/diner.

Kitchen/Diner 4.4m x 3.9m

With windows to side and rear. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Stainless steel extractor chimney. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Doors to rear hallway and rear vestibule.

Rear Hallway 1.2m x 0.9m

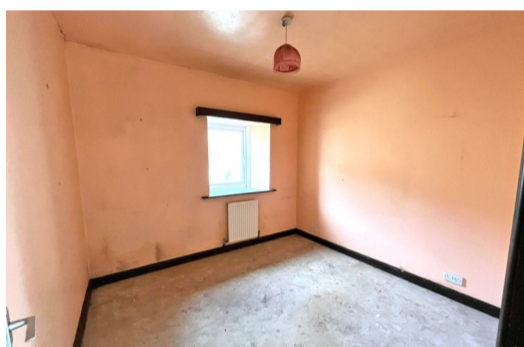
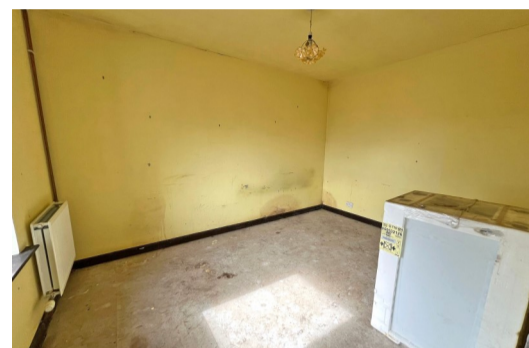
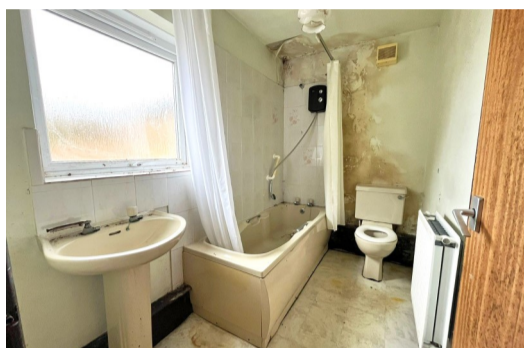
Built-in cupboard, housing Scottish Gas boiler. Door to bathroom.

Bathroom 2.6m x 1.6m

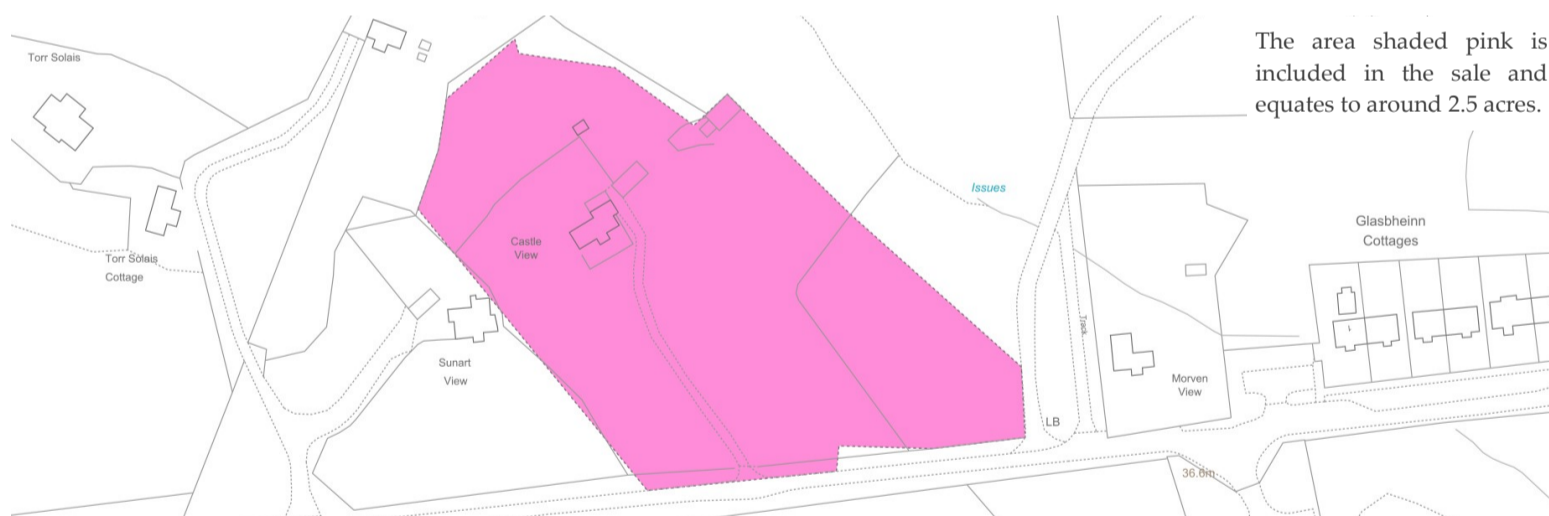
With frosted window to side. Fitted with cream coloured suite of WC, wash hand basin, and bath with Triton shower over. Tiled splashback.

Rear Vestibule 1.9m x 1.3m

With half glazed, UPVC door to side garden.



Title Plan



The area shaded pink is included in the sale and equates to around 2.5 acres.

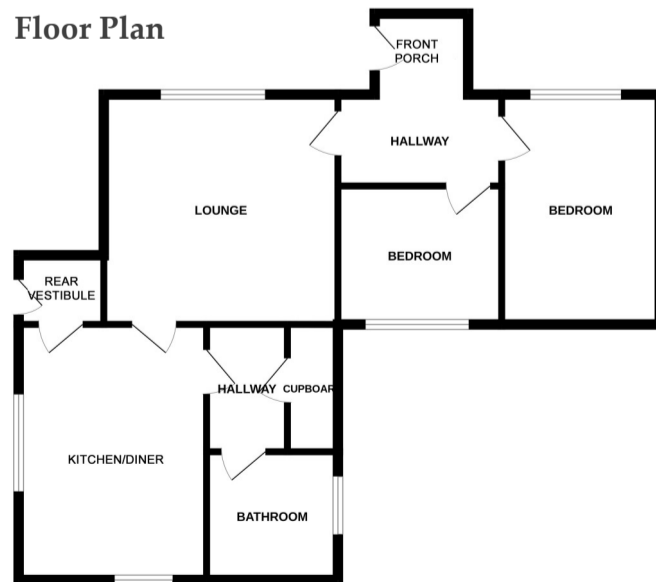
Garden

The property benefits from a very generous title of around 2.5 acres. The grounds are laid to a natural state and provide a blank canvas for the successful purchaser.

Travel Directions

From Fort William take the A82 south to Corran Ferry. When exiting the slipway at Ardgour, turn left and follow the A861 to Salen for 24 miles. At Salen junction, turn left, onto the B8007 to Kilchoan, for around 18 miles. When entering Kilchoan, pass the Kilchoan sign and the cattle grid and follow the road for a third of a mile. There is a private driveway on the right, leading up to Castle View.

Floor Plan



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)'.