



1 ARKAVIE COTTAGE | MUIRSHEARLICH | BANAVIE | FORT WILLIAM | PH33 7PB

OFFERS OVER: £365,000

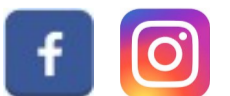


Situated on a prime site, with stunning panoramic views towards Ben Nevis and the surrounding countryside, the sale of 1 Arkavie Cottage offers an exciting opportunity to purchase an impressive semi-detached cottage, set in generous grounds near the famous Caledonian Canal. Taking full advantage of its rarely available position, this extended cottage is in excellent order, well presented and boasts two fantastic living areas with expansive windows, facing the breath-taking Nevis range of mountains. Benefiting from double glazing and LPG fired central heating, the property enjoys deceptively spacious accommodation, conveniently arranged over two floors, and boasts many features including exposed stone walls, formal lounge with multi-fuel stove and French doors, quality fitted kitchen, striking garden room with ceramic tiled flooring and French doors, flooded with natural light and modern shower rooms to name but a few. The charming, well-stocked mature garden fully complements the property, with private off-street parking to the front. Due to the size and location, the cottage would be ideally suited as a permanent family home as currently used, as an idyllic holiday home or as an exciting investment opportunity in a very buoyant, self-catering or rental market. Please note there is a right of Pre-Emption over the sale.

Situated in the small crofting community of Muirshearlich on the banks of the Caledonian Canal, within the heart of spectacular Highland scenery, the property enjoys the feeling of a rural location, yet is situated just 5 miles from Fort William town centre. This idyllic location nestled on the banks of the Caledonian Canal, featuring the famous Neptune's Staircase locks and a towpath running from Fort William to Gairloch near Spean Bridge, means that it is well placed to take advantage of the amenities and numerous leisure and pleasure activities which the area has to offer. With Fort William being the 'Outdoor Capital of the UK', the area benefits from year round visitors enjoying excellent outdoor pursuits such as walking, mountain biking, mountaineering, skiing, sailing, fishing, golf and sight-seeing to name a few. Meanwhile the nearby villages of Corpach and Caol offer shops, hotels, bars, with several primary schools and Lochaber High School in close proximity, with further amenities available in Fort William itself.

- Impressive Semi-Detached Cottage
- Sought-After Rural Location with Stunning Views to Ben Nevis
- In Excellent Order & Well Presented
- Lounge with Multi-Fuel Stove & Patio Doors
- Open-Plan Kitchen, Dining and Sitting Room with Stove
- Garden Room with French Doors
- 3 Double Bedrooms & 2 Modern Shower Rooms
- Double Glazing, LPG Fired Central Heating & Photovoltaics
- Curtains, Blinds & White Goods Included (no Guarantees)
- Generous Garden Grounds with Off-Street Parking
- EPC Rating: D 59

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Accommodation Dimensions

Entrance Hallway 3.7m x 2.7m

With frosted glazed aluminium front door. Stairs to upper level. Two built-in cupboards. Laminate flooring. Doors to formal lounge, shower room, and open-plan kitchen, dining and sitting room.

Formal Lounge 5.6m x 3.8m

With windows to front and side, and fully glazed patio doors to rear mountain views. Multi-fuel stove set on slate hearth, with cast iron surround and wooden overmantle.

Shower Room 2.7m x 1.7m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in white gloss vanity units, and fully wet-walled shower cubicle with Triton shower. Wet-wall splashback. Tiled laminate flooring. Heated towel rail.

Open-Plan Kitchen, Dining & Sitting Room 6.6m x 4.7m

With windows to front and stairs to upper level. Open window area to garden room. Fitted with off-white quality kitchen units, offset with wood effect work surfaces and upstand. Integral Bosch double oven. Five-ring gas hob. Beko dishwasher, Bosch washing machine and Bosch fridge freezer are included in the sale, however no guarantees will be given. Stainless steel sink unit. Tiled splashback. Laminate flooring in kitchen and dining area. Multi-fuel stove set on slate hearth. Shelved alcove. Feature exposed stone wall. Open to garden room.

Garden Room 5.5m x 3.8m

With large windows to side and rear mountain views. Feature exposed stone wall. Wood effect ceramic tiled flooring. Fully glazed French doors to garden.

Upper Level

Rear Landing 2.5m x 1.7m

L-shaped, with Velux window to rear views. Built-in cupboard. Doors to bedrooms.

Bedroom 3.3m x 2.9m

With Velux window to front.

Bedroom 4.8m x 3.2m

With window to front and Velux window to rear views. Door to front landing.

Front Landing 3.8m x 1.2m

With window to front at half landing. Built-in cupboard. Laminate flooring. Doors to shower room and bedroom.

Shower Room 2.0m x 2.0m

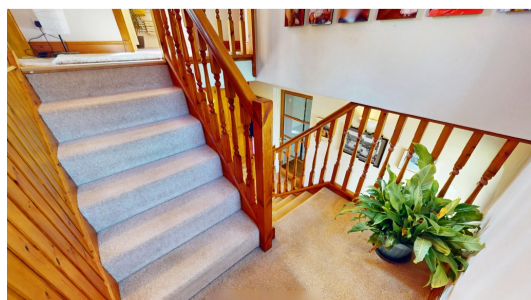
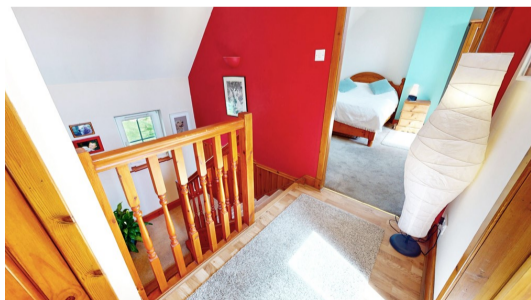
With Velux window to rear. Fitted with modern white suite of WC, wash hand basin set in gloss white vanity unit, and fully wet-walled shower cubicle with Mira shower. Wet-wall splashback. Heated towel rail.

Bedroom 5.6m x 3.7m

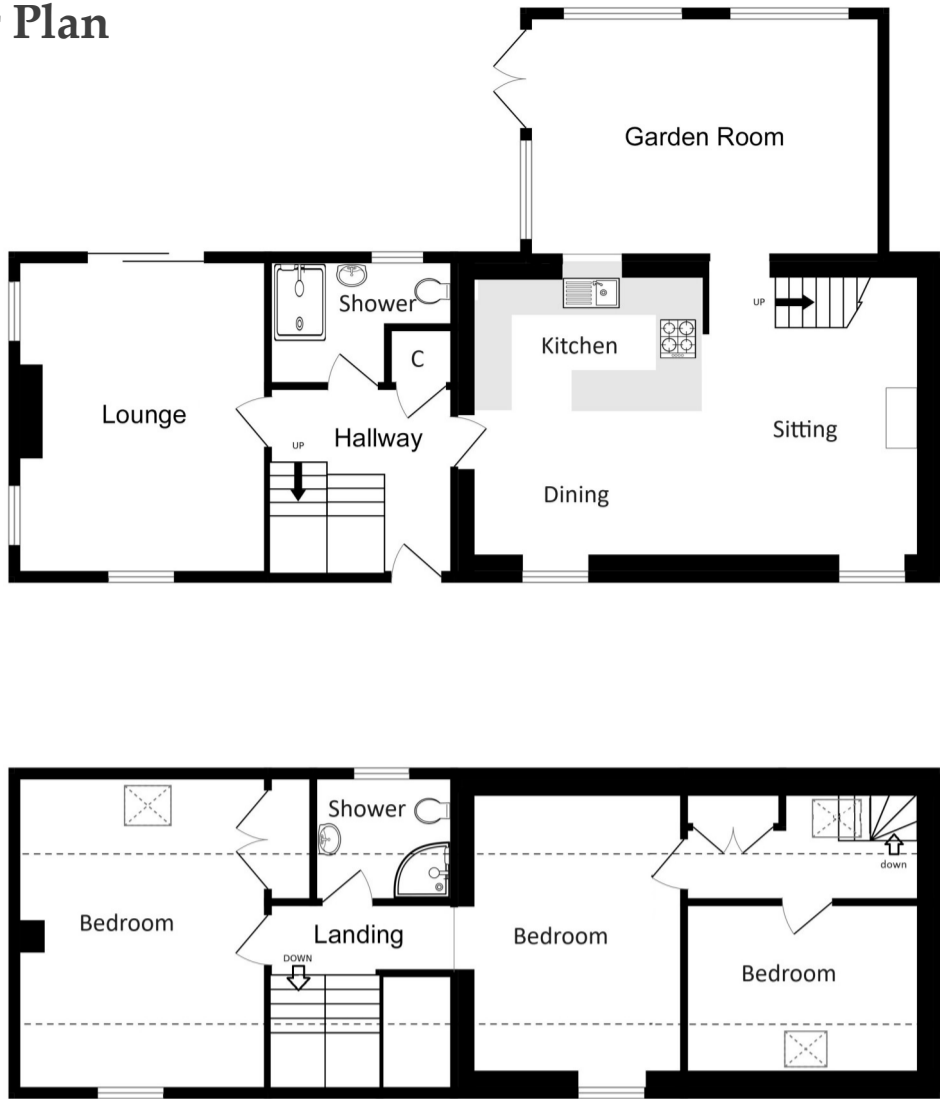
With window to front and Velux window to rear views. Built-in wardrobe.

Curtains, Blinds & Carpets are included in the sale. Some furniture may be available at separate negotiation.





Floor Plan



Title Plan



Travel Directions

From Fort William town centre, continue North on the A82 road for around 3 miles to the traffic lights before the Shell Petrol Station. Turn left where sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station, and cross the bridge over the Caledonian Canal. Turn immediately right on to the B8004 for Banavie & Gairloch. Continue on this road for just over 2 miles, passing the sign for Muirshearlich. Pass the first road on the right hand side and the property is the second property on the right hand side.

Title Plan

The area outlined red is included in the sale.

 what3words hatter.landowner.manager



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)'.