



TIGH NA LOCHAN | MORAR | PH40 4PB

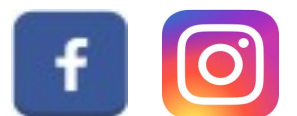
PRICE GUIDE: £150,000

Situated in the charming West Highland village of Morar, and in close proximity to the world-famous Silver Sands, Tigh na Lochan forms a desirable, semi-detached dwellinghouse, set in garden grounds of around 0.1 acres. The property provides spacious accommodation, conveniently arranged over two levels and comprises a large dual-aspect lounge/diner with open fire, kitchen/diner, three double bedrooms, one of which provides en-suite facilities, and a bathroom, whilst a front and rear porch and understair cupboard provide further good storage space. Due to the size and location, the property would provide a fantastic first time buyer's home, a permanent family home, or an investment opportunity for the buoyant self-catering market. *The adjoining semi-detached property Mo Dhachaidh is also available for sale through MacPhee & Partners.*

Morar is one of the most scenic and popular West Coast villages, situated on the road between Fort William and Mallaig - "The Road to the Isles". The property is ideally located to explore this extremely attractive part of the Highlands and Inner Isles, famous for the stunning white sandy beaches "The Silver Sands", with views towards the Small Isles of Rum, Eigg, Muck and Canna. The village itself has a primary school, hotel, garage, church, etc with further facilities being available at Arisaig, Mallaig and Fort William - to which there is a link by both road and rail.

- Desirable Semi-Detached Dwellinghouse
- Adjoining Property also available for Sale
- Convenient Village Location near Loch Morar
- Lounge/Diner with Open Fire
- Kitchen/Diner
- 3 Double Bedrooms (Principal with En-Suite)
- Bathroom
- Double Glazing & Electric Heating
- Garden of around 0.1 Acres
- Garden Shed
- EPC Rating: D 55

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Accommodation

Entrance Porch 2.5m x 1.0m

Single glazed wooden entrance door. Fixed windows to front and side. Step and door to entrance hallway.

Entrance Hallway 4.9m x 0.9m

L-shaped, with stairs to upper level and window to side. Large understair cupboard (2.4m x 1.0m with light). Doors to lounge/diner, kitchen/diner and bathroom.

Lounge/Diner 5.5m x 3.6m

With triple windows to front and double windows to rear. Open fire with tiled hearth, surround and overmantle.

Kitchen/Diner 4.9m x 3.5m

L-shaped, with double window to rear. Fitted with wood trim kitchen units, offset with marble effect work surfaces. Stainless steel extractor hood. Plumbing for washing machine and space for tumble dryer. Stainless steel sink unit. Door to rear porch.

Rear Porch 2.3m x 1.0m

With fixed window to side and rear. Side door with single glazed panel to rear garden.

Bathroom 2.0m x 1.8m

With frosted window to side. Fitted with white suite of WC, wash hand basin and bath with Redring shower over. Tiled splashback. Heated towel rail. Laminate flooring.

Upper Level

Landing 2.7m x 0.9m

With window to front loch views. Doors to bedrooms.

Bedroom 3.9m x 2.7m

With windows to front loch views.

Bedroom 4.4m x 3.5m

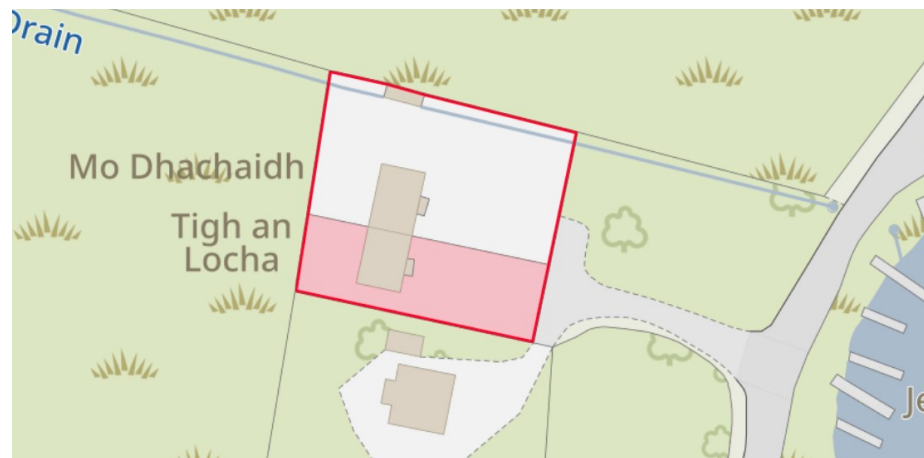
L-shaped, with windows to side and rear. Built-in wardrobe with cupboard above. Built-in fully wet-walled shower cubicle with Bristan shower. Door to en-suite cloakroom.

En-Suite Cloakroom 1.6m x 0.9m

Fitted with white suite of WC and wash hand basin. Tiled splashback. Laminate flooring.

Bedroom 4.0m x 2.7m

L-shaped, with windows to rear. Built-in wardrobe with cupboards above.



Title Plan

The area shaded pink indicates the title included in the sale and equates to around 0.1 acres. *Please note, the adjoining property Mo Dhachaidh is also available for sale through MacPhee & Partners.*

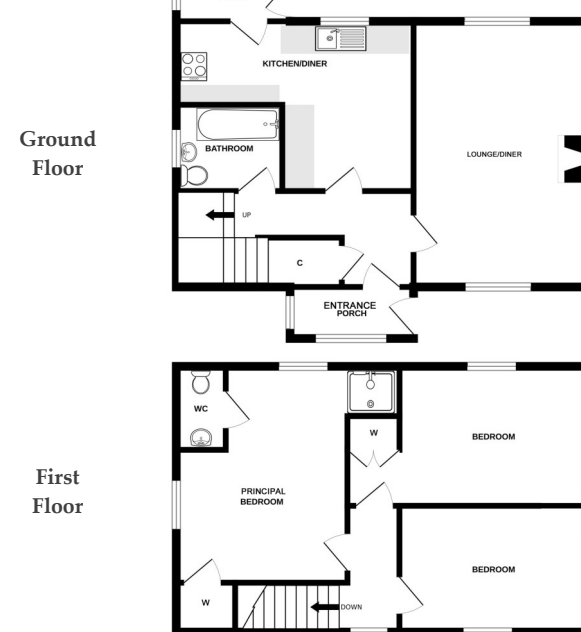
Garden

The property enjoys garden grounds to all three sides, equating to around 0.1 acres. Approached by a shared gravel pathway, the title includes a gravelled parking area to the front. The remaining garden is laid in the main to lawn with a gravelled pathway around, and features mature trees, hedging, shrubs and bushes, whilst a shed to the rear is included in the sale (some wood will require replacement). The wooden workshop to the front is not included however may be available at separate negotiation.

Travel Directions

Travelling from Fort William, on the A830 'Road the Isles' Mallaig road, for 40 miles, take the first turning for Morar on the right, on to the B8008 road, signposted "Morar & Bracara". Continue ahead under the viaduct, turning right where signposted Bracara/Loch Morar and proceed ahead for around a quarter of a mile. Tigh na Lochan is located on the left hand side, up a shared driveway and is the semi-detached property on the left hand side.

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).