



MacPhee & Partners



MILLBURNSIDE | KINLOCHMOIDART | LOCHAILORT | PH38 4ND



REDUCED GUIDE PRICE: £298,000 (£22,000 BELOW HOME REPORT)

Enjoying a truly exceptional elevated position, peacefully situated amidst spectacular Highland scenery, the sale of Millburnside forms a desirable detached property, set in private grounds of around 1 acre. Boasting magnificent, uninterrupted views over Loch Moidart to the surrounding countryside, the property benefits from double glazing, an Aga and stove. The accommodation comprises a dual-aspect lounge with loch views and striking multi-fuel stove, generous breakfasting kitchen, dining room, four bedrooms, a family bathroom, cloakroom and a utility room. Though modernisation would be beneficial, Millburnside would provide a fantastic family home, idyllic holiday home or investment opportunity for a buoyant self-catering market following works.

Millburnside is situated in Kinlochmoidart, a tranquil and unspoilt area, located at the east head of Loch Moidart, within the settlement of Kinlochmoidart. The property is ideally situated to enjoy all the area has to offer, with fantastic walks, fishing and outdoor pursuits. Locally amenities are available in the village of Acharacle, seven miles away and Glenugie, four miles.



- Desirable Detached Dwellinghouse
- Superb Elevated Position overlooking Loch Moidart
- Lounge with Multi-Fuel Stove
- Breakfasting Kitchen
- Dining Room & Utility Area
- 4 Bedrooms
- Family Bathroom & Separate Cloakroom
- Double Glazing
- Private Garden Grounds of Around 1 Acre
- EPC Rating: E 41

MacPhee & Partners

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Accommodation Dimensions

Utility Room 3.0m x 2.8m

With wooden entrance door. Windows to view and side. Fitted with white coloured kitchen units. Hatch to loft. Tiled flooring. Door to breakfasting kitchen.

Breakfasting Kitchen 5.0m x 3.6m

With windows to rear and side. Fitted with pine effect kitchen units, offset with marble effect worksurfaces and breakfast bar, and an electric Aga cooker (installed December 2020). Stainless steel sink. Tiled splashback. Walk-in larder. Feature beams. Tiled flooring. Archway to dining room. Door to hallway.

Dining Room 3.5m x 2.5m

With window to side. Exposed brick walling. Door to hallway.

Hallway

With stairs to upper level. Door to side garden. Steps down to lounge and sitting area. Laminate flooring. Doors to cloakroom and bedroom.

Lounge & Sitting Area 7.1m x 4.0m

With two windows to views. Feature stove (installed in 2021) set on slate hearth. Exposed brick walling. Wooden lined ceiling. Laminate flooring. Door to side decking area.

Cloakroom 1.6m x 1.0m

With window to rear. Fitted with white suite of WC and wash hand basin. Tiled splashback. Laminate flooring.

Bedroom 3.0m x 2.4m

With window to rear. Under stair cupboard.

Upper Level

Landing

Large window to side at half landing. Walk-in cupboard. Doors to bedrooms and bathroom.

Bedroom 3.5m x 2.4m

With window to views.

Bedroom 3.5m x 3.4m

With window to views. Fitted wardrobe.

Bedroom 3.7m x 3.5m

With window to rear. Fitted wardrobe.

Bathroom 3.1m x 2.0m

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

Garden

A sweeping driveway leads to the property and provides ample parking. Laid to a natural state with mature trees, shrubs and planting, the grounds enjoy the stunning loch views whilst encouraging wildlife. There is a decking area located to the side of the property, ideal for outdoor entertaining, with a walkway leading to the rear woodland. Garden shed. Wood store.

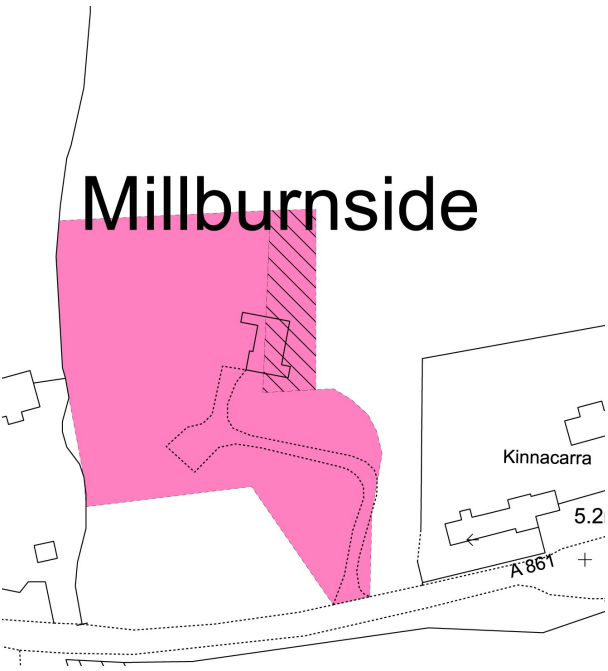
Travel Directions

Travel west from Fort William on the A830 for around 25 miles, turning left on to the A861 at Lochailort. Proceed on the A861 for around 14 miles, passing Glenuig. The property's access road is located on the left hand side as you approach the end of the double track road, marked with a red mail box.

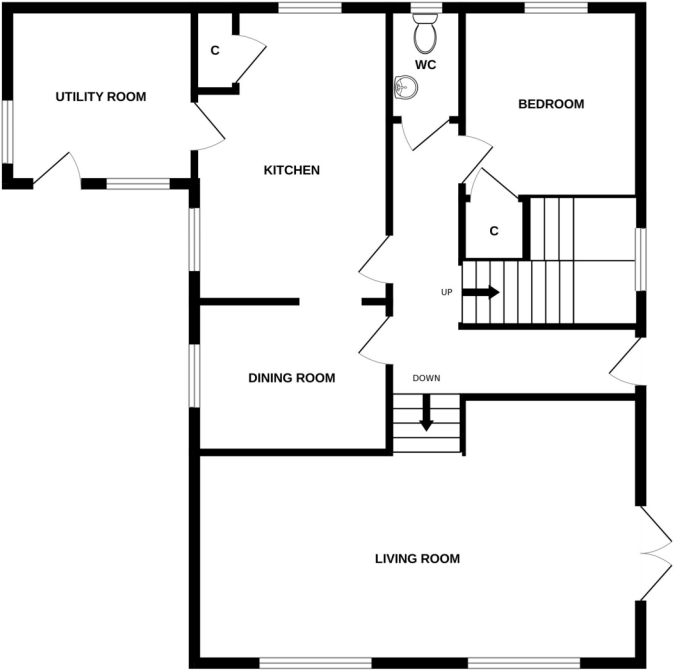


Floor Plan

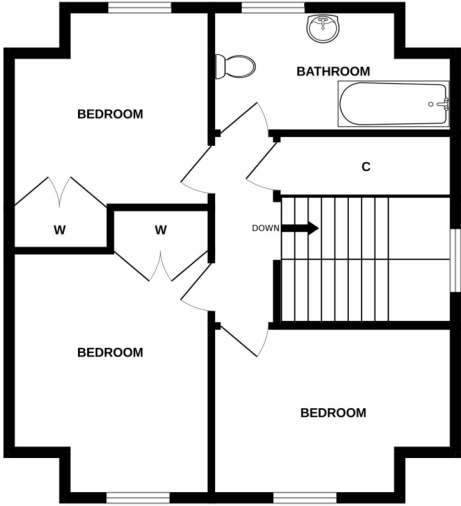
Title Plan
The area shaded pink is included in the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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