



THE OLD BAKERY | CLANRANALD PLACE | ARISAIG | PH39 4NJ

GUIDE PRICE: £240,000

Situated in the heart of the coastal village of Arisaig with its bustling marina, The Old Bakery forms a most desirable detached cottage, set in private grounds with a hot tub. Fully refurbished and modernised in recent years, the property is in excellent order both internally and externally and boasts a spacious open-plan living area with a feature Aduro wood burning stove, quality fitted kitchen with solid wood worksurfaces, a contemporary bathroom and natural décor. The sale offers the successful purchaser a fantastic opportunity to have a beautiful home, or as currently used, a successful self-catering business. The current owners have indicated that they may be willing to include some of the furniture and items required for the self-catering business, at separate negotiation.

Arisaig is a popular West Coast village, situated on the road between Fort William and Mallaig, "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a bustling marina, hotel, restaurants, shop, post office, two churches, primary school, with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.

- Most Charming, Detached, Cottage
- Idyllic Coastal Village Location
- Immaculate 'Walk-in' Condition
- Business Opportunity
- Open-Plan Lounge, Kitchen & Dining Area
- 2 Double Bedrooms
- Modern Bathroom
- Double Glazing & Electric Heating
- Garden with Hot Tub
- EPC Rating: C 70



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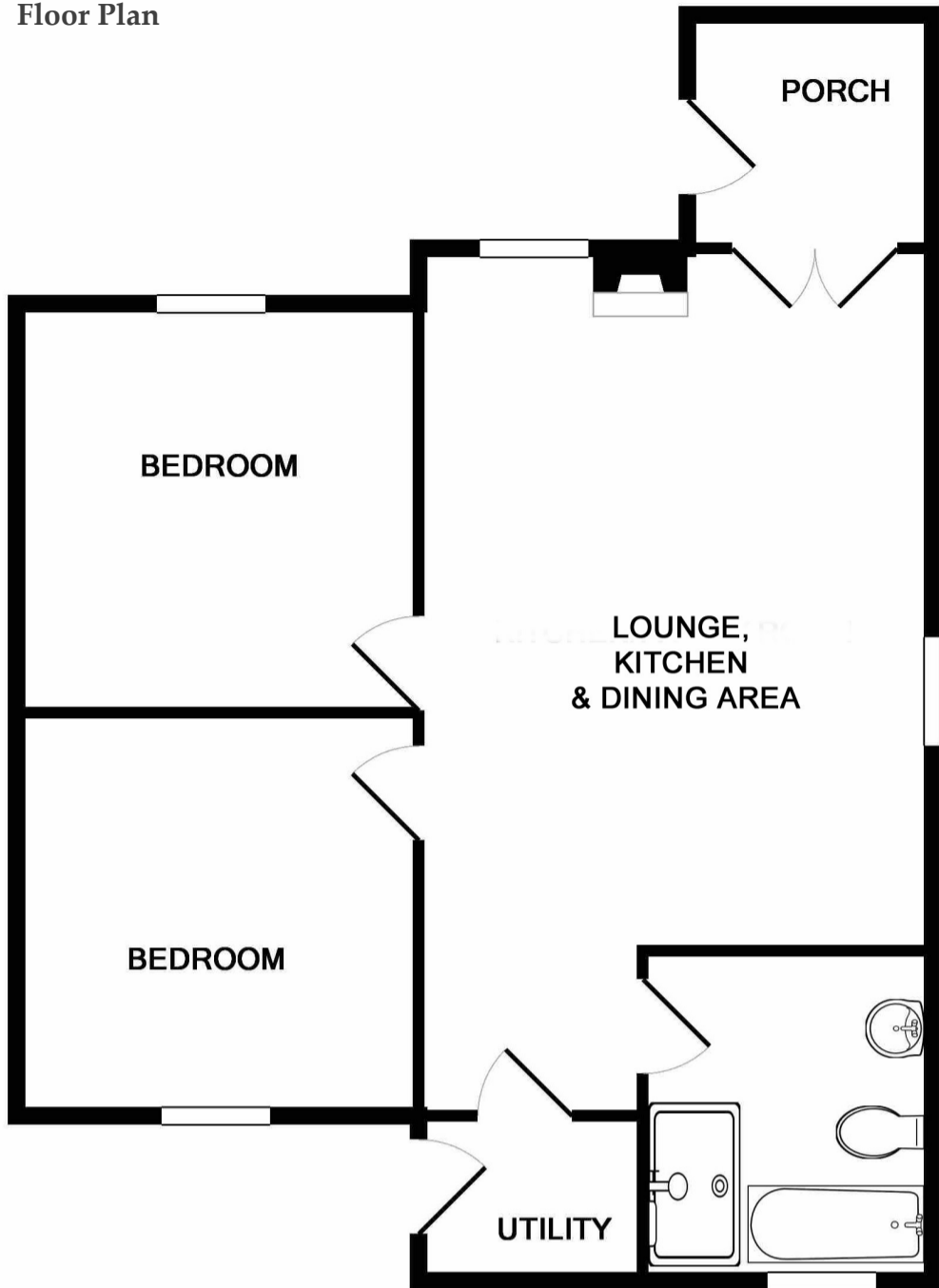


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Floor Plan



Title Plan

The area outlined red is included in the sale.



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).



Accommodation

Entrance Porch 2.0m x 2.1m

With UPVC entrance door with glazed panel. With three fixed panels to side. French doors to open-plan lounge, kitchen and dining area.

Open-Plan Lounge, Kitchen & Dining Area 6.9m x 4.4m

With windows to front and side. Fitted with grey, shaker style, kitchen units offset with solid wood work surfaces. Lamona oven. Lamona gas hob with chimney hood over. White ceramic sink unit. Tiled splashback. Plumbing for dishwasher. Feature Aduro stove set on slate hearth. Hatch to loft. Wooden flooring. Doors to bedrooms, bathroom and utility room.

Bedroom 3.1m x 2.7m

With window to front.

Bedroom 3.2m x 3.1m

With window to rear. Wall light.

Utility Room 1.7m x 1.4m

With door with glazed panel to side garden. Fitted with grey, shaker style, kitchen units offset with solid wood work surface. Stainless steel circular sink unit. Plumbing for washing machine. Tiled flooring. Built-in cupboard.

Bathroom 2.5m x 2.3m

With frosted window to rear. Fitted with modern white coloured suite of WC and wash hand basin set on vanity unit, bath with shower attachment and walk-in shower cubicle with mains shower. Feature glass block wall. Heated towel rail. Tiled walling and flooring.

Garden

The property is approached by a private Monobloc driveway and provides parking. A small walled garden, offset with mature trees and bushes, provides a seating area to the front. A paved pathway leads to the rear of the grounds which are fully pebbled and feature a charming wooden gazebo, ideal for relaxed alfresco dining and entertaining. The rear garden it also host to a hot tub, included in the sale.

Travel Directions

Travelling from Fort William on the A830 'Road the Isles' Mallaig road for 33 miles. Pass the first sign for Arisaig on the left, proceed up the hill and take the second turning in to Arisaig signposted the B8008. Follow the sweeping road down and take the first road on the left on to Clanranald Place. Follow this road along and past the Church of Scotland. Turn immediately right and The Old Bakery is the first property located on the left hand side.

