



31 TORR NA FAIRE | LOCHALINE | MORVERN | PA80 5XS



GUIDE PRICE: £135,000

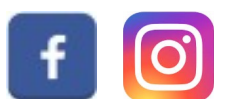
Enjoying a superb elevated position, with views towards the Sound of Mull, 31 Torr na Faire forms a charming semi-detached bungalow. Located in the desirable coastal village of Lochaline, the property enjoys spacious garden grounds to three sides, and benefits from double glazing and oil fired central heating. Providing good sized accommodation, conveniently arranged over one level, the property would be ideally suited as a permanent home, as a holiday retreat, or following some modernising works, as an investment opportunity in a buoyant long term or self-catering market.

Situated on the picturesque Morvern Peninsula, an area of spectacular scenery and famous for its walking and wildlife, Lochaline is a small coastal village with a shop, restaurant, hotel, café, health centre and primary school, while secondary schools are situated in both Strontian and Tobermory. Further facilities and amenities are available in Mull, Strontian, Fort William and Oban. Its location means that it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer. The construction of the pontoon in Lochaline is of great benefit, allowing boats to berth safely and give access to the shore, as well as the Dive Centre.



- Charming Semi-Detached Bungalow
- Convenient Village Location with Sea Views
- Lounge/Diner
- Kitchen/Diner
- Conservatory
- 2 Double Bedrooms
- Shower Room
- Double Glazing & Oil Fired Central Heating
- Garden with Off-Street Parking
- EPC Rating: D 62

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Accommodation

Entrance Vestibule 1.0m x 0.6m
With double wooden doors. Door to entrance hallway.

Entrance Hallway 4.3m x 1.9m
L-shaped, with window to front. Two built-in cupboards. Hatch to loft. Doors to lounge/diner, bedrooms and shower room.

Lounge/Diner 4.3m x 4.1m
With triple window to front. Electric stove set in decorative surround. Built-in storage. Door to kitchen/diner.

Kitchen/Diner 4.0m x 2.2m
With windows to conservatory. Fitted with wooden kitchen units, offset with granite effect work surfaces. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Plumbing for washing machine. Laminate flooring. Door to rear porch.

Rear Porch 1.8m x 1.0m
Door to build-in coal cellar. Door to conservatory.

Conservatory 3.7m x 2.9m
With window to sea views. Partial laminate flooring. Door to rear garden.

Bedroom 3.2m x 3.2m
With double window to front.

Bedroom 3.7m x 3.4m
With triple window to sea views.

Shower Room 2.3m x 1.5m
Fitted with pink coloured WC and wash hand basin. Fully tiled white shower cubicle with mains shower. Tiled splashback.

Garden
The property enjoys garden grounds to three sides and is approached by a private driveway, providing useful off-street parking. The grounds are laid in the main to lawn, offset with mature trees, shrubs, bushes, heathers and hedging and feature paved pathways. Extending down to the rear with beautiful view of the Sound of Mull, the sale includes a Beaver Timber garden shed, a smaller garden shed and a greenhouse.

Travel Directions
From Fort William, take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour, turn left and follow the road towards Strontian, branching left at the head of Loch Sunart, over the hill to the village of Lochaline. On entering Lochaline, turn right in towards the village shop and proceed past the shop and round the corner into Torr na Faire. Take the first on the right up the hill, and continue along and round the bend to the left. Number 31 is the located on the left hand side.

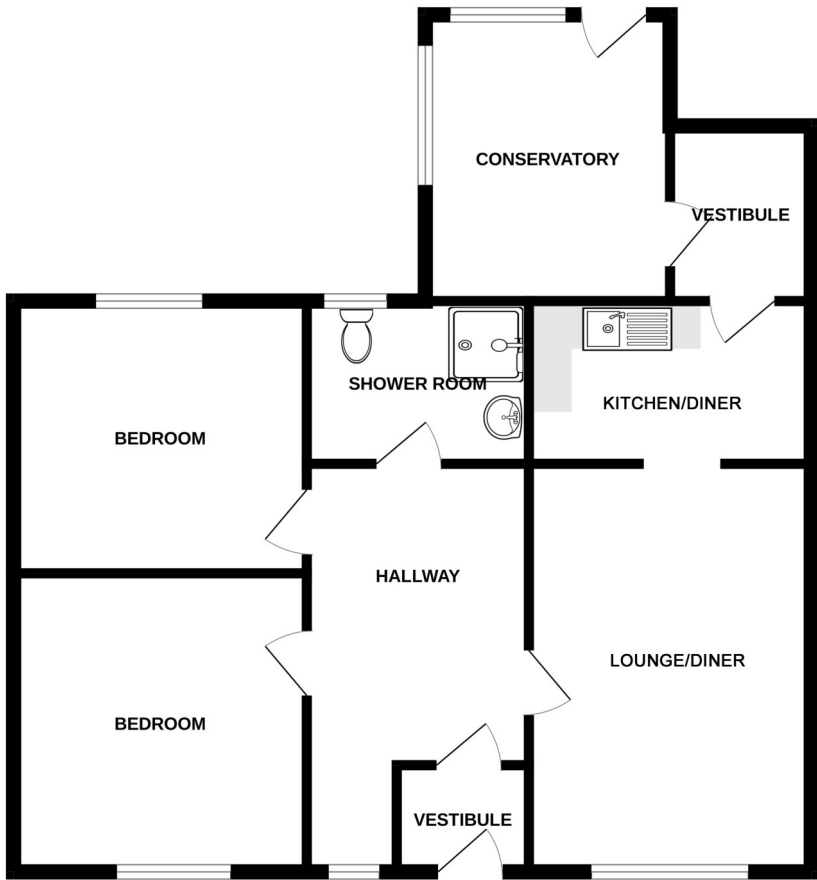


Title Plan

The area outlined red is included in the sale and extends to around 0.15 acres.



Floor Plan



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