



## BURNBANK | MORAR | PH40 4PA

### PRICE GUIDE: £420,000

Artists Impression



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We are delighted to bring to the market, this stunning new build property, located in the charming West Highland village of Morar, and in close proximity to the world-famous Silver Sands, the sale offering a unique opportunity to purchase a deceptively spacious detached property set in garden grounds with private parking. Burnbank has been finished to the highest of standards and boasts superior Freefoam X Wood external cladding, double glazing, air source underfloor heating throughout, premium porcelain tiling through the entire property and high quality insulation, enabling the successful purchaser to simply move their furniture in. The accommodation comprises a striking and substantial open-plan lounge, kitchen and dining area with quality integral appliances, feature wood burning stove and triple aspect windows, including patio doors to the rear paved patio area, a large contemporary bathroom, two super king sized bedrooms with built-in storage, welcoming entrance vestibule and utility room with heating system. Equating to around 120 square metres internally, this beautiful property offers larger than standard accommodation. The surrounding grounds, complete with private parking space, further complement the property and equate to around 210 square metres, whilst a path leads down to the beach, around ten minutes walk away. Due to the size and location, Burnbank would provide a superb permanent home, idyllic holiday retreat, or investment opportunity in a very buoyant self-catering market.

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.

- Stunning New Build Detached Cottage
- Convenient Village Location
- Open-Plan Lounge, Kitchen & Dining Room with Wood Burning Stove
- Entrance Vestibule
- 2 Super King Bedrooms with Large Built-In Wardrobes
- Spacious Contemporary Family Bathroom
- Double Glazing & Air Source Underfloor Central Heating
- Porcelain Tiled Flooring Throughout
- Landscaped Garden with Private Parking & Garden Shed
- Predicted Energy Assessment Rating: B 81

#### MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL  
01397 702200

estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Entrance Vestibule 2.3m x 1.8m

Wooden, frosted glazed entrance door. Fitted bench and coat rack. Door to hallway.

Hallway 3.2m x 2.9m

T-shaped, open to lounge, kitchen and dining room, and doors to utility room, bedrooms and bathroom.

Open-Plan Lounge, Kitchen & Dining Room 7.6m x 5.5m

With windows and Velux windows to both sides, and large patio doors to rear garden. Feature wood burning stove with slate surround, set on slate hearth. Fitted with quality Wren Kitchens dark green coloured, shaker-style kitchen units, offset with granite effect work surfaces and upstand. Integral Bosch double oven. Zanussi induction hob with black coloured extractor chimney over and stainless steel splashback. Integral CDA fridge. Integral AEG dishwasher. Integral sliding double bin storage.

Utility Room 1.8m x 1.5m

With plumbing for washing machine and housing heating controls. Fitted shelving.

Bedroom 4.8m x 4.0m

With windows to front and side. Built-in wardrobes with double doors, benefiting from light and power.

Bathroom 3.2m x 2.9m

With frosted window to front. Fitted with contemporary white suite of WC and wash hand basin set in gloss grey coloured vanity units, bath, and large fully wet-walled shower cubicle, with mains shower and drench head over. Heated towel rail.

Bedroom 4.8m x 4.0m

With windows to front and side. Built-in wardrobes with double doors, benefiting from light and power.

Garden

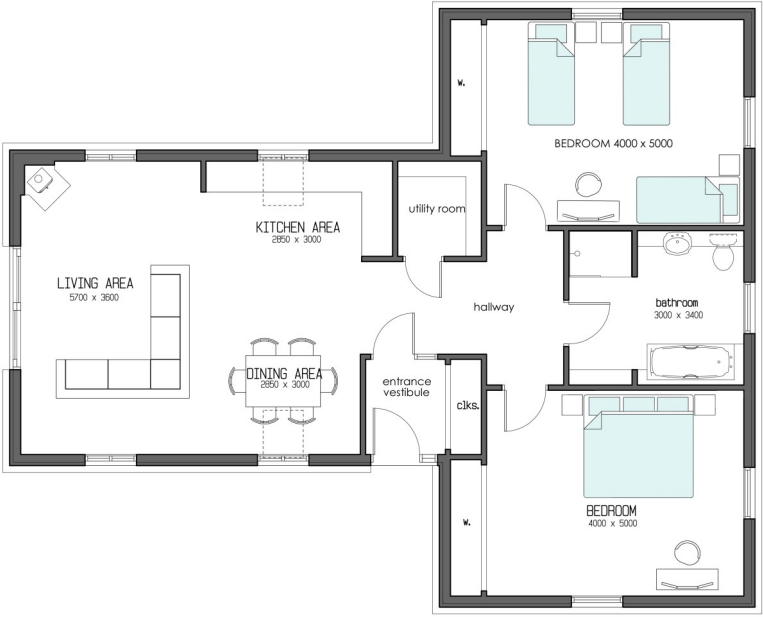
The property enjoys garden grounds to all sides, equating to around 210 square metres, is fully enclosed and benefits from a tarmac parking space to the front. The garden is laid in the main to new lawn turf, offset with gravelled areas for ease of maintenance. A paved pathway runs around the entire property, and includes a ramp to the entrance door, along with a paved patio area off the patio doors. A timber garden shed is also included in the sale and benefits from light and power.

Travel Directions

Travelling from Fort William on the A830 ‘Road the Isles’ Mallaig road for 37 miles, turn right on to the B8008 road, signposted “Bracara, Morar & Loch Morar”. Continue under the viaduct and follow the road round to the left for 1 mile, passing Morar Hotel. Burnbank Cottage is located on the right hand side, well signposted.



Floor Plan



Title Plan



Nearby ‘Silver Sands’ at Morar

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 6)'.

