



MacPhee & Partners



LIGHTHOUSE VIEW | KILCHOAN | ACHARACLE | PH36 4LL



OFFERS OVER: £295,000

Peacefully situated in a prime elevated position, Lighthouse View enjoys far-reaching views, across the garden grounds to the Sound of Mull and the surrounding countryside. This charming detached property, complete with an annex, is set within attractive garden grounds and includes a detached garage. Located on the edge of the village of Kilchoan, on the picturesque Ardnamurchan Peninsula, the property is of traditional style. The main house offers well-proportioned accommodation comprising a lounge, a bright kitchen/diner, two double bedrooms (one with en-suite), and a separate shower room. The annex provides flexible additional living space, with a lounge/diner, kitchen, cloakroom, and an en-suite double bedroom, ideal for guests or potential rental use. Included in the sale is the landlord's interest in croft 51 Ormsaigbeg. Given the flexible layout, Lighthouse View presents a fantastic opportunity as a private residence or as a home with income potential.

Kilchoan is a picturesque crofting village on the Ardnamurchan peninsula which is famed for its natural, rugged beauty and wildlife. Approximately 60 miles west of Fort William, Kilchoan village has a shop/Post Office, petrol station, primary school, large Community Centre etc. In addition, there is a ferry link to Tobermory on the Isle of Mull. The plot's location on this most attractive area of the Highlands means it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer.

- Traditional Detached Property with Annex
- Landlord's Interest in Croft
- Stunning, Direct Sea Views
- Desirable Rural Location
- Lounge
- Kitchen/Diner
- 2 Bedrooms (1 En-Suite)
- Shower Room
- Annex: Lounge/Diner, Kitchen, Cloakroom, Bedroom with En-Suite
- Garden
- Garage
- Double Glazing & Electric Heating
- EPC Rating: F 30

MacPhee & Partners

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Accommodation Dimensions

Entrance Hallway

With UPVC entrance door with glazed panel. Stairs to upper level. Doors to lounge, shower room and kitchen/diner.

Lounge 4.1m x 3.4m

With window to view. Feature Morso stove set on granite hearth with wooden overmantle.

Shower Room 2.6m x 1.7m

With frosted window to rear. Fitted with cream coloured suite of WC, wash hand basin and wet walled shower cubicle with Triton shower. Tiled splashback. Heated towel rail.

Kitchen/Diner 4.0m x 3.0m

With window to view. Fitted with panelled kitchen units offset with granite effect work surfaces. Ignis oven. Bosch hob with extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine and dish washer.

Upper Level

Landing

With Velux window to view. Doors to bedrooms.

Bedroom 4.1m x 3.3m

With window to view. Sliding door to en-suite shower room.

En-Suite Shower Room 2.6m x 1.6m

With Velux window to rear. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle

with Triton shower. Tiled splashback. Heated towel rail.

Bedroom 4.2m x 3.1m

With window to view. Hatch to loft.

Annex

Entrance Vestibule

With UPVC door with glazed panel. Doors to cloakroom, kitchen and lounge/diner.

Cloakroom 1.2m x 0.6m

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

Kitchen 3.3m x 2.1m

With window to side. Fitted with panelled kitchen units offset with solid wood work surfaces. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Oak flooring. Open to lounge/diner.

Lounge/Diner 4.6m x 3.4m

With two windows to rear and window to view. Stairs to upper level. Built-in cupboard - could also be open to main house. Oak flooring.

Upper Level

Landing

Velux to rear. Door to bedroom.

Bedroom 4.6m x 4.4m

L-shaped, with window to view and Velux to rear.

En-Suite Shower Room 3.2m x 1.4m

With frosted window to side. Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Triton shower. Heated towel rail.

Garden

The gardens at the property offer stunning, uninterrupted sea views that create a tranquil and picturesque setting. Mature hedging provides privacy and structure, while a well-maintained area of lawn adds greenery and charm. A gravelled seating area invites outdoor dining, making the most of the coastal outlook. To the rear of the property, a garage offers convenient additional storage or parking.

Croft

The property comprises the areas shown shaded in pink, yellow, brown, blue and mauve on the plan. The areas shown shaded pink and shaded yellow comprise a croft which is let to a croft tenant; the seller's interest is as a landlord in respect to that croft, and the sale will be subject to the rights of the croft tenant.

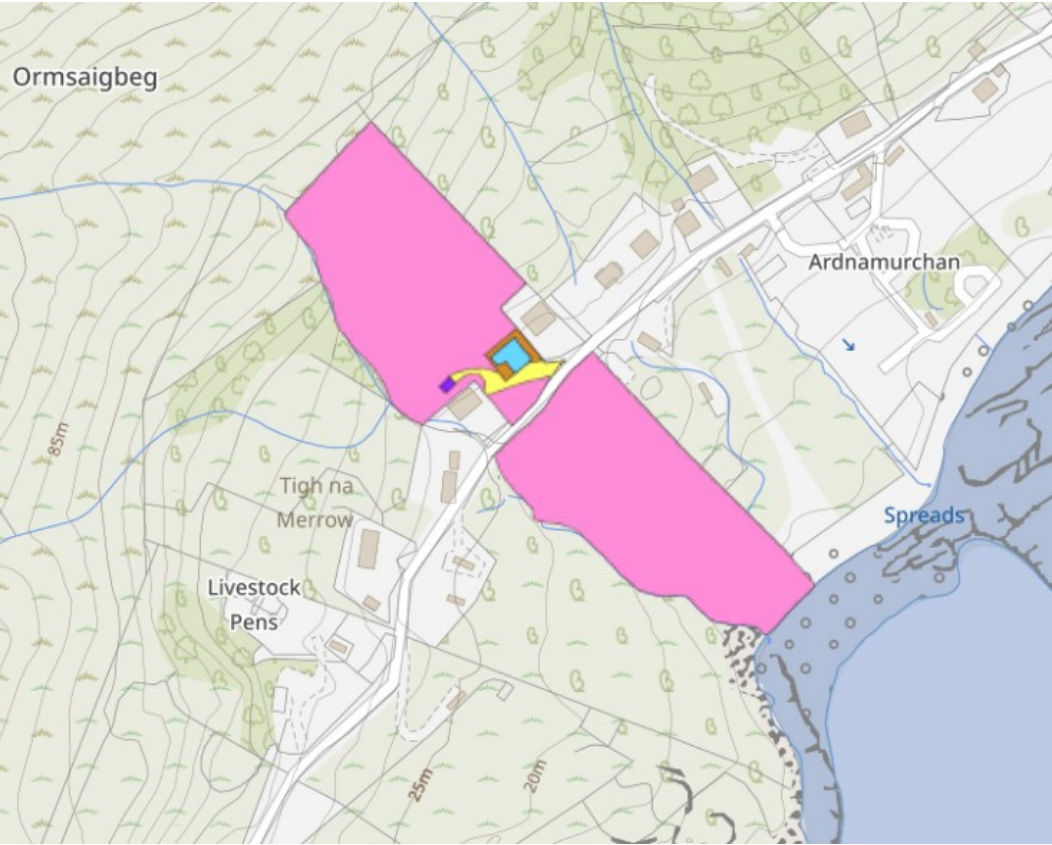
Travel Directions

From Fort William take the A82 south to Corran Ferry. When exiting the slipway at Ardgour, turn left and follow the A861 to Salen for 24 miles. At Salen junction, turn left, onto the B8007 to Kilchoan, for around 20 miles. When entering Kilchoan, follow the road ahead, proceeding past the village shop and up to the right. Turn left at the top of the road and continue on the road for around 1 mile, Lighthouse View is on the right hand side.



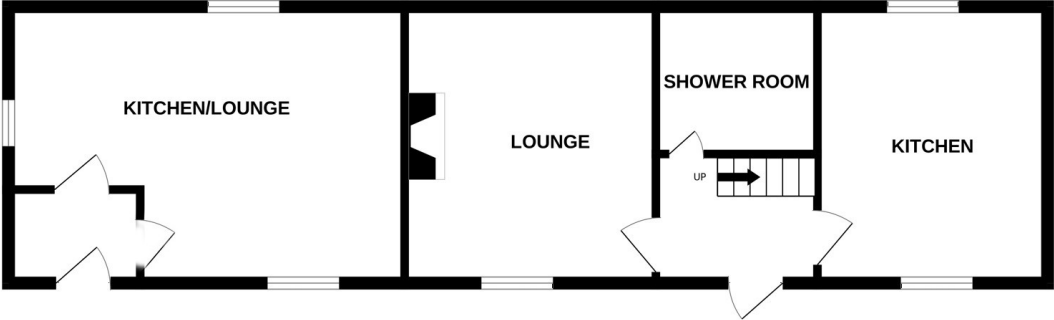
Title Plan

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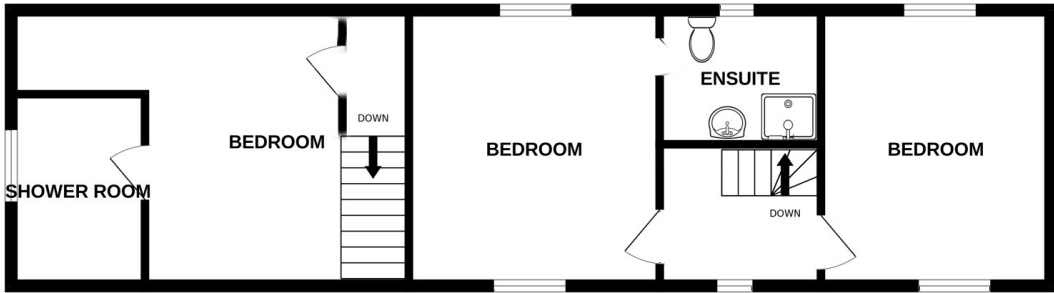


Floor Plan

GROUND FLOOR



1ST FLOOR



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)'.