



SEA BREEZE | CAMAS INAS | ACHARACLE | PH36 4JQ

OFFERS OVER: £350,000

Sea Breeze forms a most desirable, detached, property which lies in a stunning, southerly facing location on the shore of Loch Sunart, in the hamlet of Camas Inas, on the Ardnamurchan peninsula. The property enjoys far reaching views, across the loch to the Morvern Hills, and benefits from direct access to the loch. The property offers spacious accommodation over one level and benefits from double glazing and an air source heat pump. The bright lounge with open fire and picture window to the loch is a most attractive feature. This enviable location in the heart of the West Coast would make Sea Breeze a superb family home, idyllic holiday retreat or indeed an ideal self-catering opportunity, as currently run, with high reputation, existing bookings and website in place - www.coastalnaturecottage.com. The current owners have also indicated that they may be willing to include the furniture, subject to negotiation.

The Ardnamurchan peninsula is rich in history, and a haven for wildlife lovers, walkers, climbers, water sports enthusiasts and those who enjoy a natural, unspoilt environment. The area boasts some of the most spectacular scenery in the Highlands, and a diverse mix of wildlife. Local facilities, including a hotel, marina and village shop, can be found in the neighbouring village of Salen (4 miles distant), whilst nearby Acharacle, supports an active community, and offers the usual village amenities comprising a hotel, post office, bakery, tearoom, village store, doctors' surgery, several churches and a highly regarded local primary school. There is also a well-respected secondary school in the village of Strontian.

- Desirable Detached Property with Shore Frontage
- Idyllic Lochside Location with Spectacular Views
- Business Opportunity
- Lounge with Open Fire
- Kitchen & Dining Area
- Utility Room
- 4 Bedrooms
- Bathroom & Shower Room
- Double Glazing
- Air Source Heat Pump
- Garden & Basement
- EPC Rating: C 73

MacPhee & Partners, Airds House, An Aird
Fort William, PH33 6BL
01397 70 2200





Accommodation

Entrance Vestibule

With UPVC front door. Built-in cloak cupboard. Laminate flooring. Door to hallway.

Hallway

With hatch to loft. Built-in cupboard. Laminate flooring. Doors to lounge, kitchen/diner, bathroom and bedrooms.

Lounge 5.5m x 3.8m

With picture window to view. Feature granite stone fireplace. Half wood lined walling. Glazed door with side panel to kitchen/diner.

Kitchen/Diner 5.5m x 3.7m

With two windows to rear. Glazed door to utility. Fitted with white gloss kitchen units, offset with wood effect work surfaces and breakfast bar. Cooker unit with extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Door to hallway.

Utility 2.5m x 1.8m

With window to side. Fitted with white gloss kitchen units, offset with marble effect work surfaces. Stainless steel sink. Tiled splashback. Hatch to loft. Plumbing for washing machine. Glazed door to rear. Door to shower room.

Shower Room 2.5m x 1.8m

With frosted window to view and side. Fitted with white modern suite of WC, wash hand basin set on vanity unit and tiled shower cubicle with mains shower. Tiled walling and flooring. Heated towel rail.

Bathroom 2.6m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath. Tiled walling and flooring. Heated towel rail.

Bedroom 3.1m x 2.4m

With window to rear. Built-in wardrobe area.

Bedroom 4.2m x 3.0m

With window to rear. Built-in wardrobe.

Bedroom 4.2m x 3.2m

With two frosted windows to side and window to view. Built-in wardrobe.

Bedroom 3.5m x 3.0m

With window to view. Built-in wardrobe.

Garden

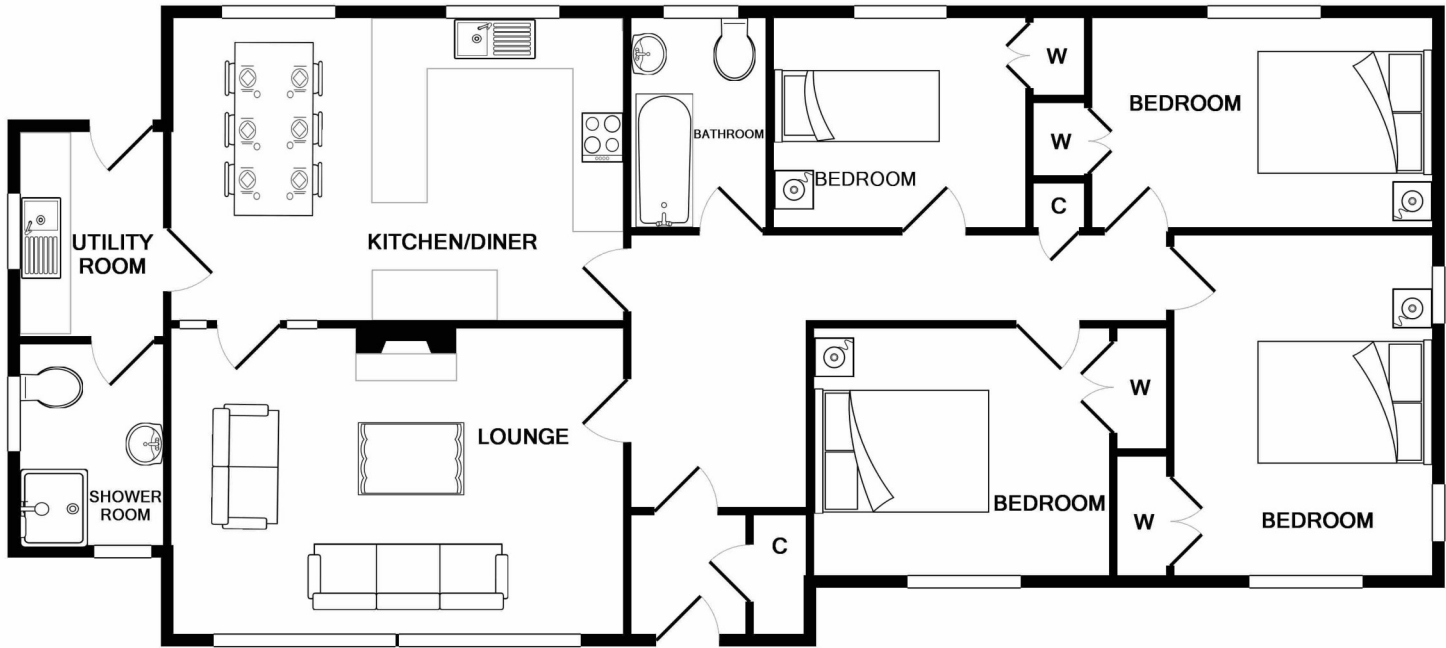
The property enjoys a natural garden which is laid to lawn, offset with mature shrubs and trees. A raised decking area allows stunning views over the grounds to the loch. There is a parking area to the front. There is a further section of ground with direct loch access, on the shoreline.

Travel Directions

From Fort William travel south on the A82 to the Corran Ferry (regular daily crossings). From Ardgour turn left and proceed on the A861 to Salen. At Salen turn left where signposted Glenborrodale on the B8007. At Camas Inas take to road down to the bay on the left hand side and the property is the fourth on the right hand side.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

Title Plan

The area outline 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 6)'.