



MacPhee & Partners



TARANSAY | 7 SEAVIEW GRAZINGS | STRONTIAN | PH36 4HZ



PRICE GUIDE: £160,000

Enjoying a desirable elevated position, boasting views towards Loch Sunart and the surrounding countryside, the subjects of sale form a charming detached timber property, peacefully situated in generous grounds of around 0.7 acres, with ample off-road parking. Located at the edge of the desirable coastal village of Strontian, at 7 Seaview Grazings, Taransay is nestled in a most private setting, with the title grounds extended in recent years. In very good order throughout, the property features vaulted timber ceilings and benefits from double glazing and electric heating. This deceptively spacious property provides flexible accommodation, conveniently arranged over one level, comprising an open-plan lounge, dining and kitchen area with excellent storage cupboard, three bedrooms, and a family bathroom. Due to the property's size and location, Taransay would be ideally suited as a fantastic permanent home, as an idyllic holiday retreat, or as an investment opportunity in a buoyant, self-catering market. Taransay is being sold as seen.

The property is quietly situated in the popular village of Strontian, which is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William some 23 miles distant. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing to name but a few.

- Charming Detached Timber Chalet
- Idyllic Rural Village Location with Loch Views
- In Very Good Order
- Open-Plan Lounge/Diner
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazed & Electric Heating
- Garden with Private Parking
- Grounds Equating to around 0.7 Acres
- EPC Rating: G 14

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Accommodation

Open-Plan Lounge/Diner 4.8m x 4.1m

With wooden entrance door and picture windows to front loch views and rear. Timber vaulted ceiling and timber walls. Built-in cupboard (2.4m x 0.8m) with light and power. Open to kitchen and door to hallway.

Kitchen 2.5m x 2.2m

With window to rear. Timber vaulted ceiling and timber walls. Fitted with white kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Freestanding cooker unit and Servis washing machine – no guarantees given. Wooden flooring.

Hallway 4.8m x 1.2m

With timber vaulted ceiling, timber walls and wooden flooring. Doors to bedrooms and bathroom.

Bedroom 2.5m x 2.4m

With window to front loch views. Timber vaulted ceiling and timber walls.

Bedroom 4.1m x 2.4m

With window to front loch views. Timber vaulted ceiling and timber walls.

Bedroom 3.5m x 2.7m

With window to side. Timber vaulted ceiling and timber walls.

Bathroom 2.2m x 2.1m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with mains shower over. Wet-walling splashback. Built-in cupboard, housing hot water tank. Wooden flooring.

Garden

The property benefits from grounds to all sides, equating in total to around 0.7acres. An ample parking area is located as you approach the property, with a pathway down to the entrance door, including paving slabs. The immediate garden is laid to lawn, with the remainder of grounds stocked with mature trees, shrubs and bushes.

Travel Directions

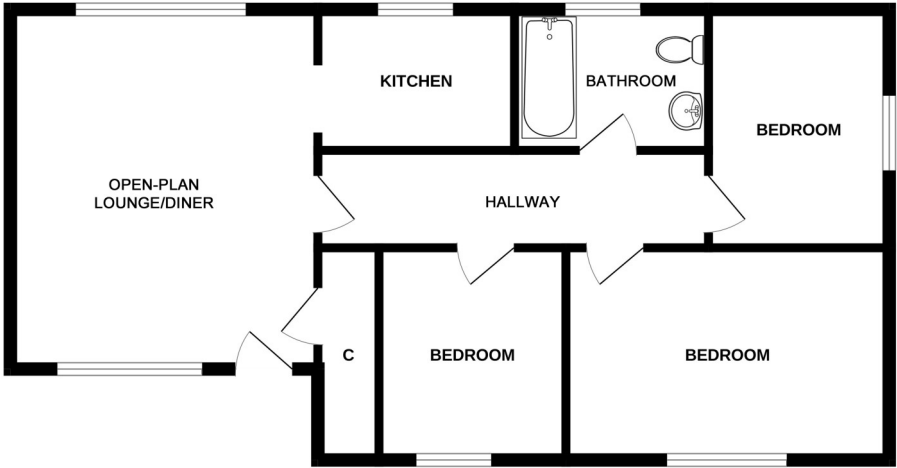
From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour turn left and follow the road to Strontian A861 (around 12 miles). On approaching Strontian, take the third turning on the right hand side, following the road up and bear left round the bend. Taransay is the first property on the left hand side, with private parking above and signposted.



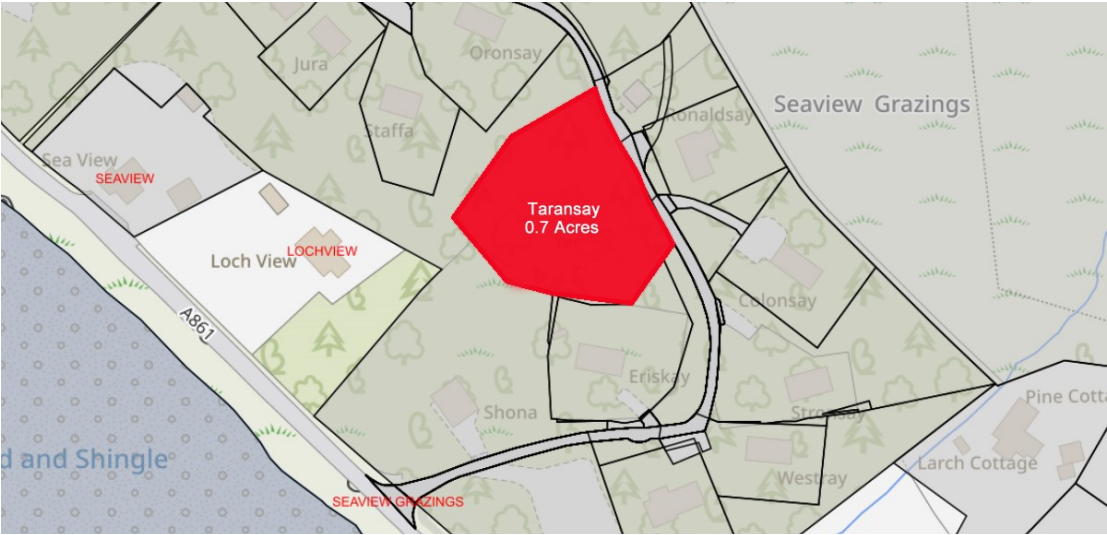
hiker.endings.compiled



Floor Plan



Title Plan



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)'.