



5 MORVERN CRESCENT | LOCHALINE | PA80 5XP



GUIDE PRICE: £180,000

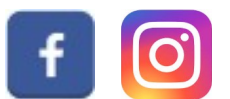
5 Morvern Crescent forms a newly completed semi-detached property, offering modern, energy-efficient living, in the desirable coastal village of Lochaline. Designed with contemporary style and comfort in mind, the property features a bright and spacious open-plan lounge, kitchen, and dining area with integral appliances, ideal for modern living. Accommodation includes three well-proportioned bedrooms and a contemporary shower room. The property benefits from double glazing, innovative infra-red heating, plus solar panels, ensuring year-round comfort and energy efficiency. Whether you're looking for a permanent residence, a family retreat, or a buy-to-let investment, this impressive home offers an exceptional opportunity in a sought-after West Highland location. *Please note, Number 6, next door is also for sale.*

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.



- Newly Complete Semi-Detached Bungalow
- Convenient Village Location
- Open-Plan Lounge, Kitchen & Diner
- 3 Bedrooms
- Shower Room
- Double Glazing
- Infra Red Heating
- Solar Panels
- Garden with Private Parking
- EPC Rating: C 75

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Accommodation

Open-Plan Lounge, Kitchen & Dinner 6.5m x 3.6m

With window to front. Patio doors to rear decking area. Fitted with white coloured kitchen units offset with granite effect worksurfaces and upstand. Hob with chimney hood over. Integral oven and microwave. Stainless steel sink unit. Plumbing for washing machine. Laminate flooring. Open to hallway.

Hallway

With doors to bedrooms and shower room. Laminate flooring. Hatch to loft.

Bedroom 2.8m x 2.7m

With window to rear. Built-in wardrobe.

Bedroom 4.0m x 2.7m

With window to rear. Built-in wardrobe.

Bedroom 3.7m x 2.3m

With window to front. Built-in wardrobe.

Shower Room 2.3m x 1.7m

With frosted window to front. Fitted with modern white coloured suite of WC, wash hand basin, and wet walled shower cubicle with mains shower. Heated towel rail. Laminate flooring.

Garden

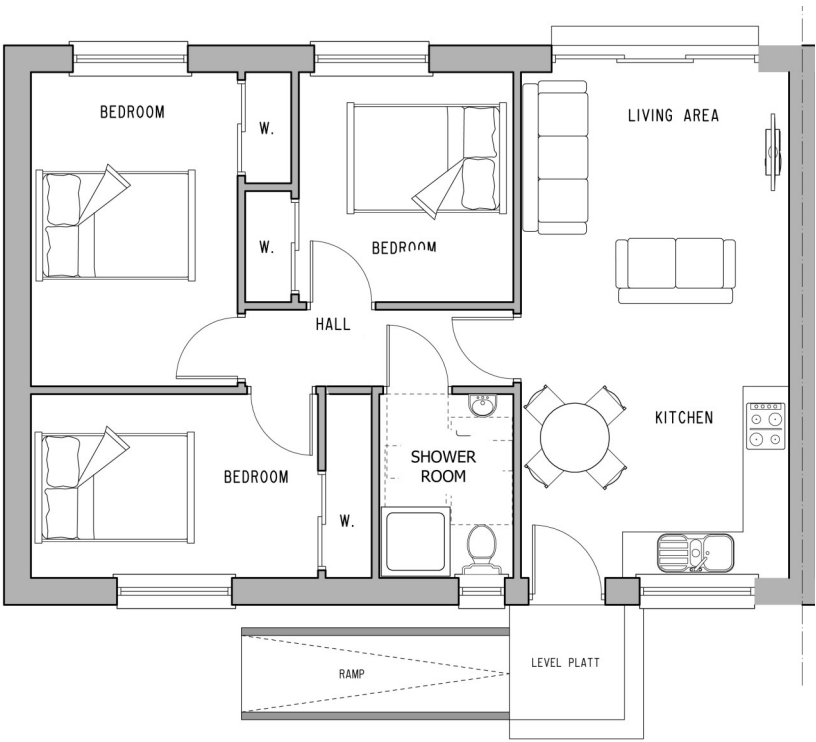
The garden offers a blank canvas ideal for landscaping or personalisation. To the front, there is access via a shared driveway leading to a gravelled parking area, providing ample off-road parking. The rear garden features a lawn and a decked area, perfect for outdoor seating or entertaining.

Travel Direction

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, and branch left at the head of Loch Sunart over the hill to Lochaline. On entering Lochaline follow the road past the Medical Centre and turn right into Morvern Crescent. Continue to the end of Morvern Crescent and Number 5 is on the left hand side.

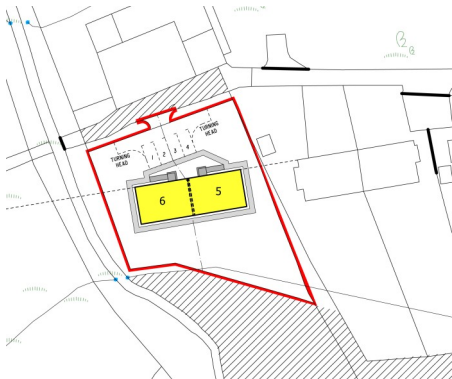


Floor Plan



Title Plan

The title plan provides an idea of the layout. As the property is a new build a new title plan will be prepared for each property.



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)'.