



MacPhee & Partners



4 LOWER SCOTSTOWN | STRONTIAN | PH36 4JB



PRICE GUIDE: £340,000

Enjoying a truly exceptional position, and boasting spectacular panoramic views over its extensive grounds, towards the surrounding countryside, the sale of 4 Lower Scotstown offers an exciting prospect to purchase a spacious detached bungalow set in private garden grounds of around 0.375 acres, further complemented by 10.81 acres of owner occupied croftland. A more recent addition to the title is a detached timber chalet with lean-to cloakroom, plus existing outbuildings, providing a large flexible property, ideally suited as a fantastic permanent home and lifestyle opportunity. Benefiting from double glazing and solid fuel heating, the accommodation comprises a lounge with open fire, kitchen/diner, separate dining room, utility room, three double bedrooms and family bathroom. The croftland on offer could provide grazing, an ideal small holding, or be utilised for equestrian purposes. Subject to all the necessary Planning Permissions and Crofting Regulations, the land could potentially provide further development for the successful purchaser. Included in the sale is a one part hill-share and a superb cattle handling facility. Useful link - www.crofting.scotland.gov.uk

The property is quietly situated at the edge of 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—an easy 45 minute commute away. 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 Bungalow with Croftland
- Idyllic, Private Rural Village Location with Countryside Views
- Lifestyle Opportunity
- Lounge with Feature Open Fire
- Kitchen/Diner
- Dining Room
- Utility Room
- 3 Double Bedrooms
- Bathroom
- Double Glazing & Solid Fuel Heating System
- Garden with Large Outbuilding
- Detached Timber Chalet & Lean-To Cloakroom
- Croft Extending to Around 10.815 Acres
- EPC Rating: F 34



MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL, 01397 702200
estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy

ZPG

PrimeLocation.com

Entrance Hallway
Slightly L-shaped, with UPVC front door. Two built-in cupboards. Hatch to loft (floored in sections with Velux window to rear). Doors to lounge, bathroom and bedrooms.

Lounge 4.7m x 3.6m
With window to front. Feature fireplace with wooden overmantle, marble surround and hearth. Recessed alcove with fixed shelving. Door to kitchen/diner.

Kitchen/Diner 4.6m x 3.8m
L-shaped, with windows to front and side. Fitted with wooden kitchen units, offset with wooden work surfaces. Undermounted Belfast sink unit. Tiled splashback. Oil fired Rayburn. Feature wooden ceiling beams. Tiled slate flooring. Door to dining room.

Dining Room 3.7m x 3.5m
With windows to side and rear. Tiled slate flooring. Door to utility room.

Utility Room 3.7m x 2.6m
With two windows and glazed UPVC door to rear. Fitted with wooden kitchen units, offset with wooden work surfaces. Undermounted Belfast sink unit. Tiled splashback. Tiled slate flooring. Door to hallway.

Bathroom 3.0m x 2.6m
With frosted window to rear. Fitted with white suite of WC, wash hand basin, bath, and wet-walled shower cubicle with Triton shower. Tiled splashback.

Bedroom 3.7m x 3.7m
With window to side. Grey coloured wash hand basin set in vanity unit, with tiled splashback.

Bedroom 3.8m x 3.0m
With window to side.

Bedroom 3.8m x 3.7m
With window to front. Recessed alcove with fixed shelving.

External

Croft
Included in the sale is around 10.81 acres of own occupied croftland, comprising a field to the rear of the main house, extending to 1.99 acres, and a further field extending to 8.81 acres located on the High Road, as shown on the title plan.

Outbuildings
The large timber outbuilding comprises a garage, potting shed with wash hand basin, and study area, all with light, power and heating. There are also two hay sheds and a small kennel.

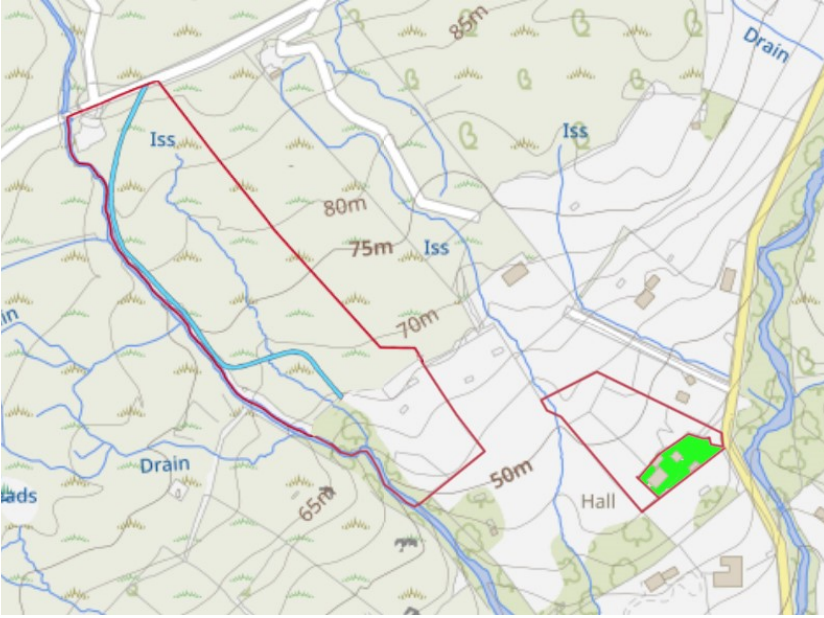
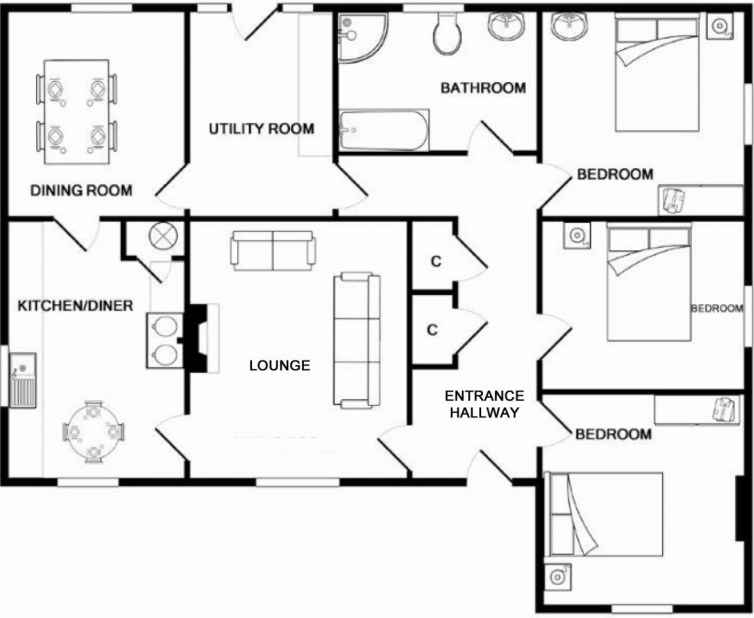
Detached Timber Chalet 5.1m x 5.1m
With covered veranda area to front and glazed French entrance doors. Fixed windows to front and three windows to side. Vaulted timber ceiling, wooden walls and flooring. Light and power.

Lean-To Cloakroom 5.1m x 1.5m
With glazed wooden entrance door. Semi-vaulted timber ceiling, wooden walls and flooring. Fitted with white WC, and wash hand basin set on vanity unit. Light and power.

Garden
The property is accessed via a private driveway leading to a parking and turning area. The immediate grounds are laid to a natural state, offset with mature trees, including fruit varieties, shrubs and bushes.



Floor Plan



Title Plan

The owner occupied croftland is outlined red on the plan - 10.81 acres. The area shaded green shows the de-crofted property included in the sale - 0.37 acres. Please note the croftland areas may be subject to small changes.

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 (approx 12 miles). Travel through Strontian and turn right immediately after crossing the bridge – signposted Bells Grove and Polloch. Continue on this road for around one mile, and where the road splits for Ariundle, remain left and the entrance to the property is second on the left hand side.



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)'.