



ARDVAIG | ORMSAIGBEG | KILCHOAN | ACHARACLE | PH36 4LL



GUIDE PRICE: £260,000

Peacefully situated in a prime elevated position, Ardvaig enjoys far-reaching views across the garden grounds, to the Sound of Mull and the surrounding countryside. This charming detached property is set within attractive garden grounds of around a third of an acre, and includes a detached garage. Located on the edge of the village of Kilchoan, on the picturesque Ardnamurchan Peninsula, the property offers well-proportioned accommodation on the one level, comprising a lounge with feature stove, a bright kitchen/diner with separate utility room, dining room, three bedrooms (one with en-suite), and a separate bathroom. Benefiting from double glazing and oil fired central heating, Ardvaig would make a fantastic family home, or due to its size and location, an investment holiday/letting opportunity.

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 includes hotels, primary school, and fantastic new coffee shop Fika, situated in the large Community Centre. In addition, there is a ferry link to Tobermory on the Isle of Mull. The property'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.



- Charming Detached Bungalow
- Stunning, Direct Sea Views
- Desirable Rural Location
- Lounge with Feature Stove
- Dining Room
- Kitchen/Diner & Utility Room
- 3 Bedrooms (Principal En-Suite Shower Room)
- Bathroom
- Garden of around 1/3 Acre & Garden Shed
- Detached Garage
- Double Glazing & Oil Fired Central Heating
- EPC Rating: D 65

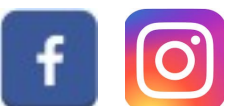
MacPhee & Partners

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Accommodation Dimensions

Entrance Vestibule 1.9m x 1.8m

UPVC entrance door with glazed side panel. Built-in cloak cupboard. Glazed door and side panel to hallway.

Hallway

With hatch to loft. Two built-in cupboards – one housing hot water tank. Doors to lounge, kitchen, bathroom and bedrooms.

Lounge 5.9m x 4.4m

With picture window to view. Feature wood burning stove. Archway to dining room.

Dining Room 3.8m x 3.0m

With window to side. Hatch to kitchen.

Kitchen 4.4m x 2.8m

With window to rear. Fitted with wood panelled kitchen units offset with granite effect work surfaces. Cooker unit with extractor fan over. Stainless steel sink unit. Walk-in pantry. Door to utility.

Utility 2.9m x 1.6m

With window to rear. Fitted marble effect work surface. Plumbing for washing machine. Grant boiler. Built-in cupboard. Door to side garden.

Bathroom 3.0m x 1.8m

With frosted window to rear. Fitted with blue coloured suite of WC, wash hand basin and bath. Tiled splashback.

Principal Bedroom 4.2m x 3.0m

With window to rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 3.0m x 1.1m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and tiled shower cubicle with Mira shower over. Tiled splashback.

Bedroom 3.6m x 3.0m

With window to front view. Built-in wardrobe.

Bedroom 3.7m x 2.2m

With window to front view.

Garden

The property sits in a large mature garden, boasting a variety of shrubs and trees, and extending to approximately one third of an acre. Laid in the main to lawn, the elevated rear garden allows full advantage to be taken of the outstanding views, over the Loch and fascinating waterway. Garden shed.

Garage

With main door and entrance door to side. Windows. Light and power.

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 0.3 miles, Ardvaig is located on the right hand side.

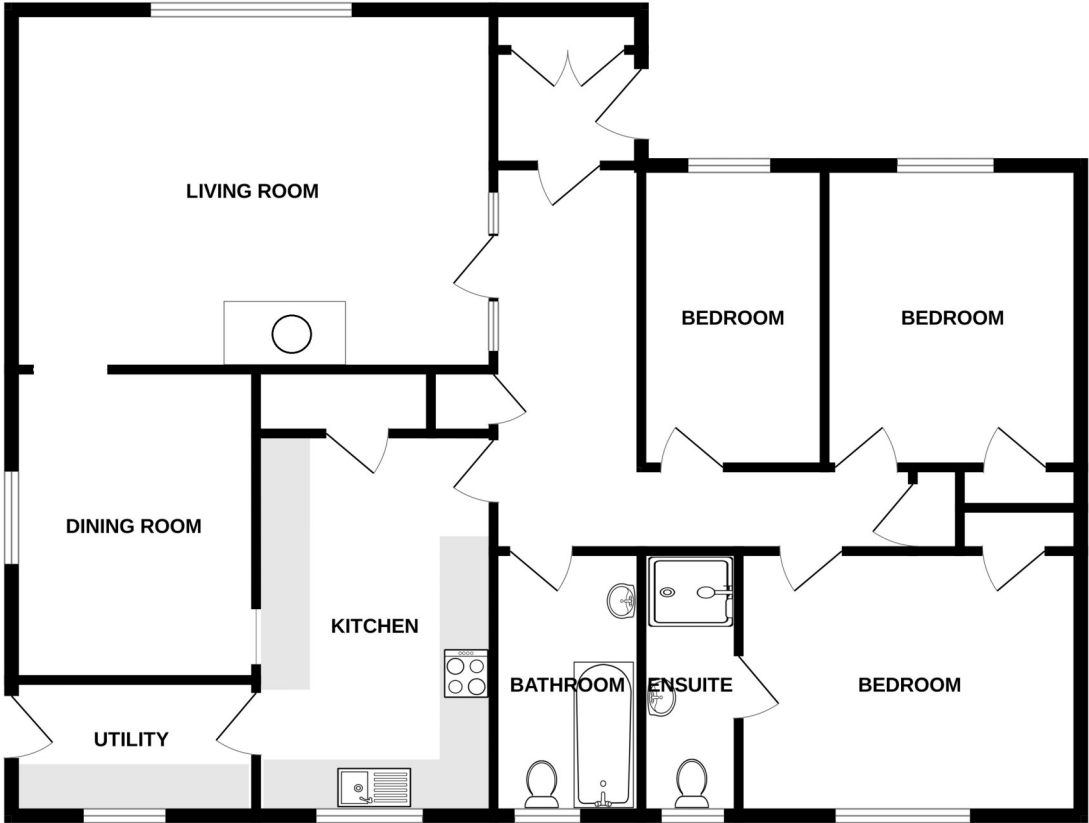


Title Plan

The property comprises the areas shown shaded in pink and blue on the plan, equating to around a third of an acre. The areas shown shaded yellow and brown pink are rights of access.



Floor 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)'.