



MYRTLE COTTAGE | SHIELFOOT | ACHARACLE | PH36 4JZ



PRICE GUIDE: £355,000

Enjoying a peaceful secluded location, with uninterrupted views towards the River Shiel and the delightful surrounding countryside and hills, the sale of Myrtle Cottage offers an exciting opportunity to purchase an impressive detached bungalow, nestled within generous private grounds of around 0.3 acres. Built by our client in 2014, this modern home is in immaculate order and in walk-in condition. Benefiting from oil fired central heating and double glazing, Myrtle Cottage offers spacious accommodation, conveniently arranged over one level, comprising a large lounge with picture window, substantial modern kitchen with integrated NEFF appliances and patio doors to the rear garden, useful utility room, family bathroom, and three double bedrooms, the principal boasting an en-suite shower room. Due to the size and location, the property would be ideally suited as a permanent family home, idyllic holiday home, or investment opportunity in a buoyant self-catering or longer term rental market.

Shielfoot is a rural hamlet, nestled on the edge of spectacular Highland scenery and a short drive to the main village of Acharacle, on the Ardnamurchan Peninsula. Acharacle is a thriving community offering a wide range of amenities including hotel, shops, post office, tearoom, doctors surgery and churches. The highly regarded primary school is located locally in the village, while the secondary school is some 8 miles away in the neighbouring village of Strontian.

- Impressive Detached Bungalow
- Stunning Rural Location with Countryside & River Views
- In Immaculate Order
- Lounge
- Dining Kitchen with Integral NEFF Appliances & Utility Room
- 3 Double Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom
- Oil Fired Central Heating & Double Glazing
- Spacious Private Garden Grounds of around 0.3 Acres
- Ample Parking
- EPC Rating: C 71



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Accommodation

Entrance Vestibule 1.6m x 1.4m

Front door with frosted glazed panels. Door to entrance hallway.

Entrance Hallway 7.2m x 1.9m

L-shaped with hatch to loft. Built-in cupboard housing hot water tank. Doors to lounge, dining kitchen, bathroom and bedrooms.

Lounge 5.2m x 4.0m

With triple window to front views.

Dining Kitchen 6.5m x 3.7m

With double window to rear, and fully glazed French doors to rear patio area. Fitted with Ashley Ann, pale oak effect kitchen units, offset with granite effect work surfaces and breakfast bar. Integral NEFF oven. NEFF electric hob with stainless steel extractor chimney over. Integral NEFF dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled and stainless steel splashbacks. Door to utility room.

Utility Room 3.1m x 1.8m

With window to rear. Fitted with Ashley Ann, pale oak effect kitchen units, offset with granite effect work surfaces. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Built-in cupboard with sliding doors. Half frosted glazed door to side garden.

Bathroom 2.8m x 2.6m

L-shaped, with frosted window to front. Fitted with modern white suite of WC, wash hand basin, bath, and fully wet-walled shower cubicle with Mira shower. Wet-walling splashback.

Principal Bedroom 3.9m x 3.3m

Very slightly L-shaped, with two windows to front views. Built-in wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 2.8m x 1.3m

With frosted window to front. Fitted with modern white suite of WC, wash hand basin, and fully wet-walled shower cubicle with mains shower. Wet-walling splashback.

Bedroom 3.7m x 3.6m

L-shaped, with double window to rear views. Built-in wardrobe with sliding doors.

Bedroom 3.7m x 2.8m

With double window to rear views. Built-in wardrobe with sliding doors.

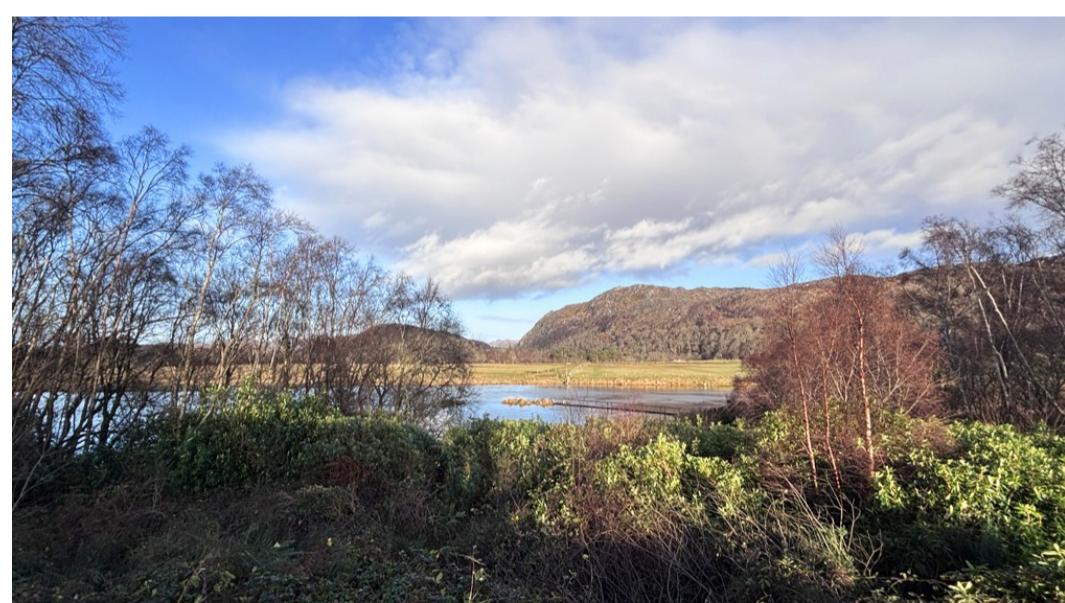
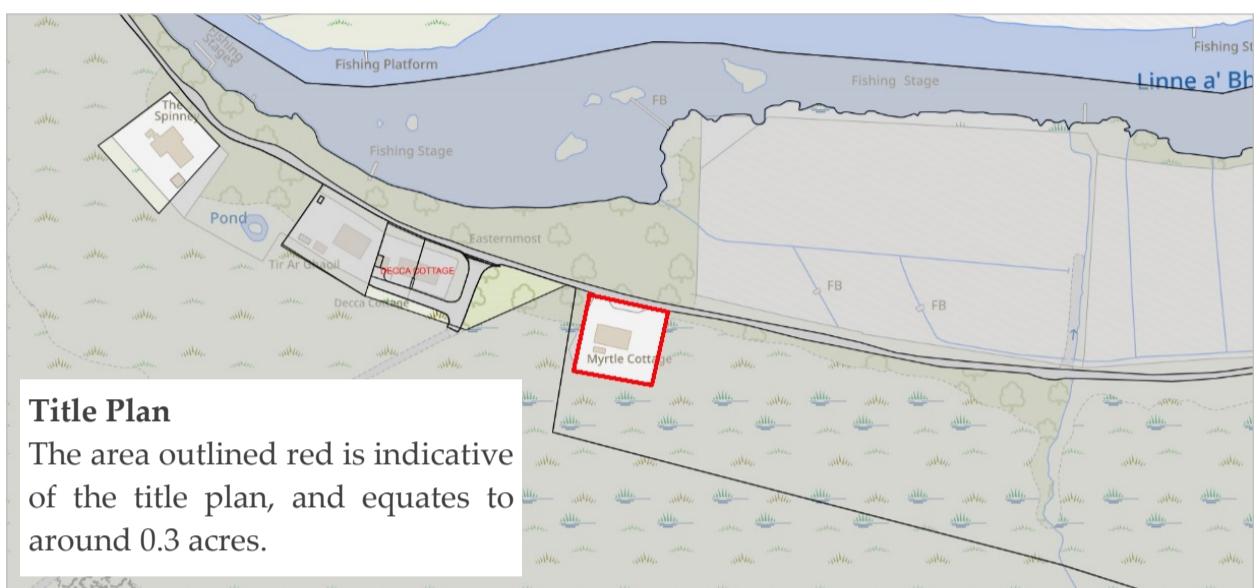
Garden

The property is fully enclosed and is approached by a gravelled driveway, providing ample parking. The remainder of ground is laid in the main to natural lawned areas, offset with mature trees and a bedding-area featuring mature shrubs and planting. A paved pathway leads around the side of the property to the ramp accessing the utility room. A wooden garden shed is included in the sale.

Travel Directions

From Fort William, proceed north on the A82 for around 2 miles, turning left on to the A830 directly before the Shell filling station. Continue on this road for around 25 miles to Lochailort, then turn left on to the A861. Follow this road for around 18 miles, and where signposted Moss, bear right and cross the River Shiel. Take the first turning on the right, signposted Shielfoot and continue for around 0.7 miles, Myrtle Cottage is located 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).

