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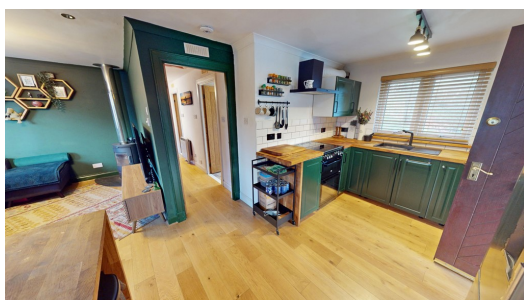
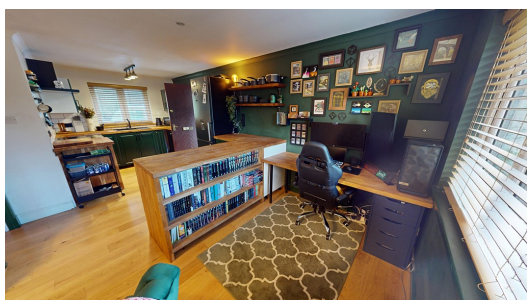


CEDAR COTTAGE | MONUMENT PARK | STRONTIAN | PH36 4HZ

PRICE GUIDE: £220,000

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 garden grounds, with off-road parking and a detached garage. Cedar Cottage is located on the edge of the desirable coastal village of Strontian at Monument Park, is in very good order and beautifully presented. Benefiting from double glazing and electric heating, this deceptively spacious property provides flexible accommodation, conveniently arranged over one level, comprising an open-plan lounge with feature stove, a contemporary kitchen and study area, a sun room, two double bedrooms, a modern shower room and cloakroom. Due to the property's size and location, it would be ideally suited as a fantastic permanent home, as an idyllic holiday retreat, or as an investment opportunity in a buoyant, premium self-catering market.

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 Property
- Idyllic Rural Village Location with Views
- In Very Good Order & Well Presented
- Family Home or Business Opportunity
- Open-Plan Lounge/Kitchen/Study Area
- Sun Room
- 2 Double Bedrooms
- Modern Shower Room & Cloakroom
- Double Glazed & Electric Central Heating
- Garden with Detached Garage
- EPC Rating: E 39

MacPhee & Partners

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Accommodation

Entrance Vestibule 1.3m x 0.9m

With French entrance doors. Tiled flooring. Door to hallway.

Hallway 4.5m x 2.9m

L-shaped, with doors to bedrooms, shower room, cloakroom and open-plan living area. Built-in cupboard. Oak flooring. Hatch to loft.

Bedroom 3.4m x 2.9m

With window to front. Built-in wardrobe.

Bedroom 3.2m x 3.2m

With window to rear. Built-in wardrobe.

Shower Room 2.6m x 2.1m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and wet walled shower cubicle with mains shower. Built-in cupboard.

Cloakroom 2.5m x 2.5m

With frosted window to rear. Fitted with ivory coloured suite of WC and wash hand basin. Fitted cupboards.

Open-Plan Lounge, Kitchen & Study Area 5.9m x 5.9m

L-shaped, with two windows to front and window to rear. Fitted with green coloured kitchen units offset with solid wood worksurfaces and breakfast bar. Beko cooker unit with chimney hood over. Black sink unit. Tiled splashback.

Plumbing for dishwasher. Feature Morso wood burning stove set on slate hearth. Fitted oak desk. Oak flooring. Door to sun room.

Sun Room 4.3m x 2.8m

With French doors to rear. Glazed to three sides. Laminate flooring.

Garden

Cedar Cottage enjoys an elevated site which extends to around half an acre. A gravelled driveway gives access to a parking and turning area and to the garage. Flagged pathways lead round the property to the front and side patios. The remainder of the garden is laid to lawn offset with mature trees, shrubs and a vegetable area. There is also a small feature burn which runs down the side of the property.

Garage 5.5m x 4.3m

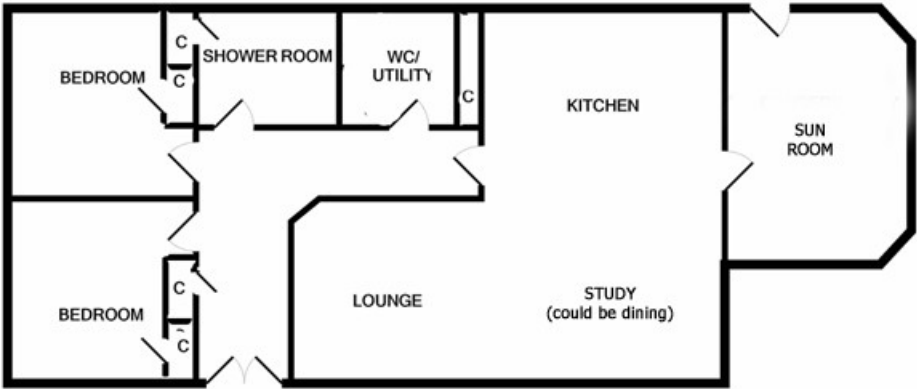
With double doors and door and window to the side. Light and power. Plumbing for washing machine.

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 entering Strontian take the first right into Monument Park and follow the road round, up the hill and Cedar Cottage is on the left hand side towards the top of the road.

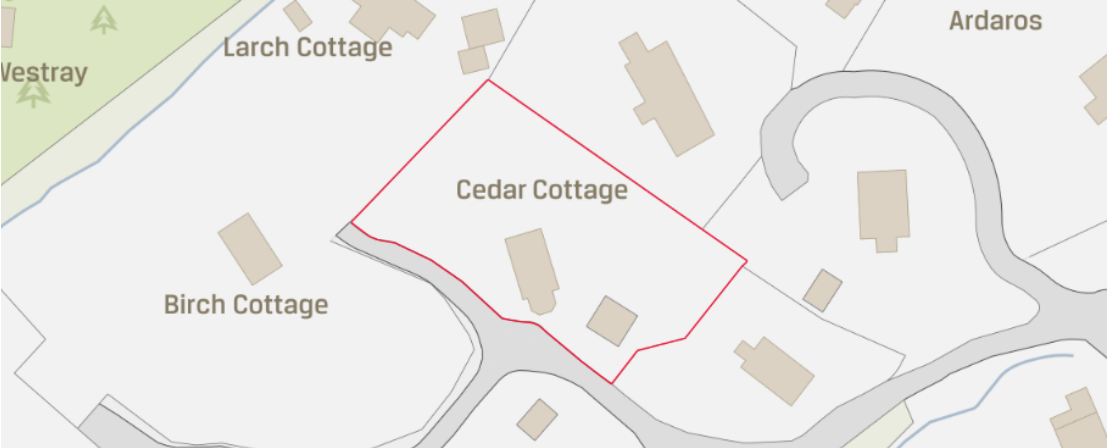


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Title Plan



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