



MONADH DUBH | KEIL | ARDGOUR | PH33 7AH



PRICE GUIDE: £450,000

Enjoying a superb elevated position with stunning, uninterrupted views, over Loch Linnhe to the surrounding countryside, the sale of Monadh Dubh offers an exciting opportunity to purchase a substantial family home and modern double garage with an apartment in the upper level, all set in mature garden grounds.

Keil is a small township located on the outskirts of Ardgour, an attractive village which sits amidst spectacular Highland scenery. Local amenities include a hotel and primary school, whilst a high school covering the Ardnamurchan area is located in Strontian some 12 miles from Ardgour. The area also provides an ideal base to take advantage of the numerous leisure and pleasure activities the region, known as 'The Outdoor Capital of the UK', has to offer.

- Substantial Detached Property & Separate Apartment
- In Excellent Order
- Elevated Position with Outstanding Loch Views
- Lounge
- Kitchen/Diner & Utility
- 6 Bedrooms (1 En-Suite)
- 2 Bathrooms
- Apartment - Open Plan Lounge, Kitchen & Diner, Bedroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Double Garage with Store and Office Areas
- Generous Garden Grounds
- EPC Rating: D 65

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Property Description

Situated on a prime, elevated site, with stunning views over Loch Linnhe towards the surrounding countryside, Monadh Dubh forms a superb detached property with separate apartment.

The main house is in excellent order throughout, and offers spacious and flexible accommodation over two levels. The bright lounge boasts an open fire, with French doors leading to the large kitchen/diner, accessing the mature grounds through patio doors, presenting most attractive living areas. The property benefits from double glazing, oil fired central heating and is freshly decorated in neutral tones and floor coverings.

In addition to the main house is a detached double garage, with a one bedroom apartment above. The apartment is finished to a very high standard and features a raised decking area, solid oak joinery, with a modern kitchen and shower room. The apartment benefits from under floor, oil fired central heating throughout and is double glazed.

Providing deceptively spacious and flexible accommodation as a whole, the sale offers an exciting opportunity to purchase a large family home with ancillary accommodation or the prospect to create a successful self-catering business or indeed a fantastic Bed & Breakfast.

Externally, the property is accessed by a sweeping, gravelled driveway which leads to the main house, garage and stairway to the apartment, and provides ample parking to the front. Spectacular views are enjoyed from all areas of the grounds, which are laid in the main to lawn, offset with mature trees and shrubs.

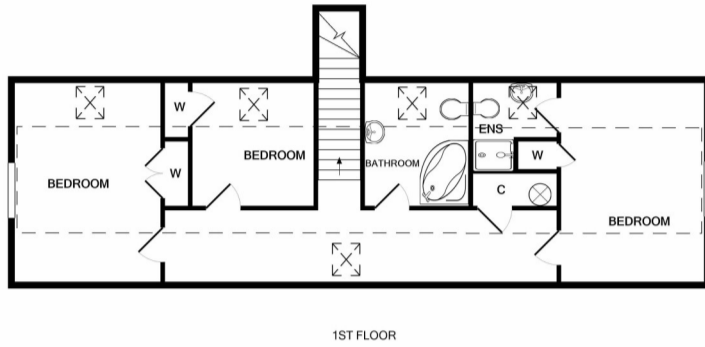
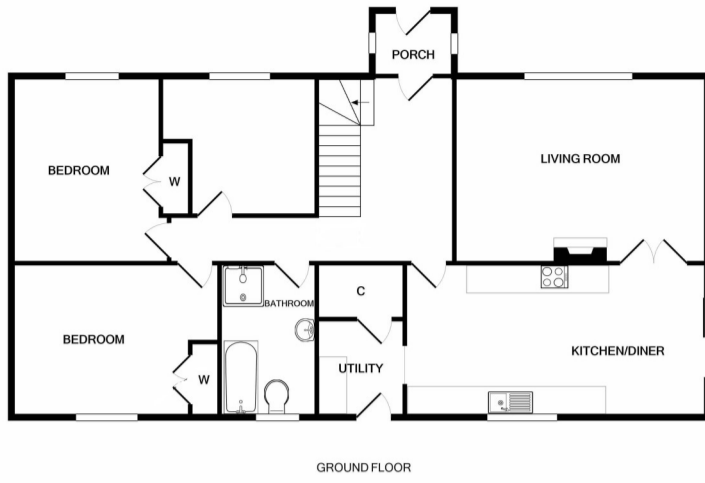
Travel Directions

From Fort William, take the A82 south for 8 miles then cross over on the Corran Ferry. At Ardgour, turn right for round 1 mile and Monadh Dubh is on the left hand side.

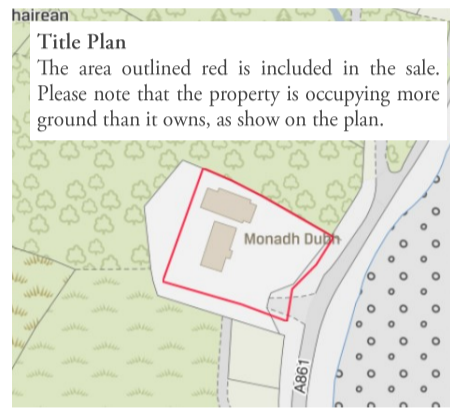


The Apartment





MONADH DUBH, ARDGOUR
 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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Accommodation Dimensions

Main House

Ground Floor

- Entrance Porch 1.8m x 1.4m
- Hallway
- Lounge 5.5m x 4.1m
- Kitchen/Diner 6.6m x 3.0m
- Utility Room 2.2m x 1.9m
- Bathroom 3.0m x 2.1m
- Bedroom 4.5m x 3.0m
- Bedroom 4.1m x 3.0m
- Bedroom 3.7m x 3.1m

First Floor

- Bedroom 4.5m x 2.9m
- En-suite Shower Room 2.0m x 1.3m
- Bathroom 2.7m x 2.4m
- Bedroom 3.0m x 2.8m
- Bedroom 4.5m x 3.1m

Apartment

- Open-Plan Lounge, Kitchen & Dining 8.2m x 5.7m
- Bedroom 4.3m x 2.9m
- Shower Room 2.4m x 2.1m

Garage

- Main Area 9.1m x 7.6m
- Area One 3.2m x 2.3m
- Area Two 3.4m x 2.4m



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 3)'.

