

3 Clanranald Place

Arisaig, PH39 4NN

Guide Price £190,000

Fiuran PROPERTY

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Located on the stunning west coast, in the much sought after village of Arisaig, 3 Clanranald Place is a very desirable semi-detached Bungalow. With enclosed, sizable garden to the front, side & rear, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached Bungalow
- Much sought after village location
- Spacious accommodation in a traditional layout
- Open plan Lounge, Dining Area, Kitchen
- 2 double Bedrooms and family Shower Room
- Fully fitted out Loft space with power & lighting
- Multi fuel stove in the Lounge
- Double glazed windows & oil fired heating
- Sizeable private garden to front, side & rear
- Wonderful family home
- Perfect first time buyer's property



Located on the stunning west coast, in the much sought after village of Arisaig, 3 Clanranald Place is a very desirable semi-detached Bungalow. With enclosed, sizable garden to the front, side & rear, it would make a wonderful family home.

The accommodation comprises open plan Lounge, Dining Area & Kitchen, 2 double Bedrooms and the family Shower Room.

The is also a fully fitted out Loft which is accessed via a retractable ladder. The Loft is floored, has power & lighting and may offer development potential, subject to the relevant planning consents.

In addition to its convenient location, 3 Clanranald Place is fully double glazed & benefits from oil fired central heating. Externally, there is a generous garden to the front, side and rear.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH
Via the enclosed gated garden at the front and entry into the Lounge.

LOUNGE 6.6m x 5.5m (inc. Kitchen/Dining Area)
A bright & spacious family room with window to the front elevation, multi fuel stove, radiator, tiled flooring and open plan to the Dining Area and Kitchen.

KITCHEN 6.6m x 5.5m (inc. Lounge/Dining Area)
Fitted with a variety of base & wall mounted units, complementary work surfaces over, sink & drainer, double electric oven, centre island with electric hob with extractor hood over and space for breakfast stools, integrated washing machine, space for freestanding fridge/freezer, window to the rear elevation looking out over the rear garden, tiled flooring, external door leading out to the rear garden and open plan to the Lounge and Dining Area.

DINING AREA 6.6m x 5.5m (inc.Lounge/Kitchen)
With space for dining furniture, radiator, doors leading to both Bedrooms & the family Shower Room and titled flooring.

BEDROOM ONE 3.5m x 3.4m
With window to the side elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 4.3m x 3.3m
With window to the side elevation, built-in wardrobe, radiator and fitted carpet.

SHOWER ROOM 2.2m x 1.5m
Fitted with a modern white suite comprising large walk in shower enclosure, wash basin set in a bespoke unit, WC, heated towel rail, window to the rear elevation and laminate flooring.





LOFT

The fitted out Loft is accessed via a hatch in the Dining Area. With retractable ladder, power & lighting. The Loft offers a landing and 2 sizeable rooms. Subject to relevant planning consents it may be possible to add a porch to the front of the property to then create a fully useable staircase, thereafter the Bungalow could be converted from a 2 Bedroom Bungalow to a four Bedroom House.

EXTERIOR

The substantial, enclosed garden surrounds the property. The front garden is laid partly with grass and partly with concrete. The side garden is laid with concrete and leads through to the rear garden. The rear garden is laid mainly with grass, houses a timber shed and has an area which is planted with a variety of fruit trees & shrubs with raised vegetable beds. Free on-street parking is located to the front of the property.

ARISAIG

Arisaig is known for its stunning coastal scenery and white sandy beaches and has its own marina. The village itself has a variety of facilities to include a hotel, restaurants, shop, post office, church & primary school. There are further facilities located at Mallaig, approx. 12 minute drive away, which include supermarkets, a variety of independent shops, cafes, restaurants, a medical centre, churches, primary & secondary schools, a modern swimming pool & leisure centre. There is also a railway connection to Fort William and a bus service which operates daily to and from Fort William, and surrounding areas both pass through Arisaig. Arisaig is approximately 35 miles west of Fort William and being part of the 'Outdoor Capital of the UK', this area offers a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports, mountain biking, golfing and many other outdoor activities.







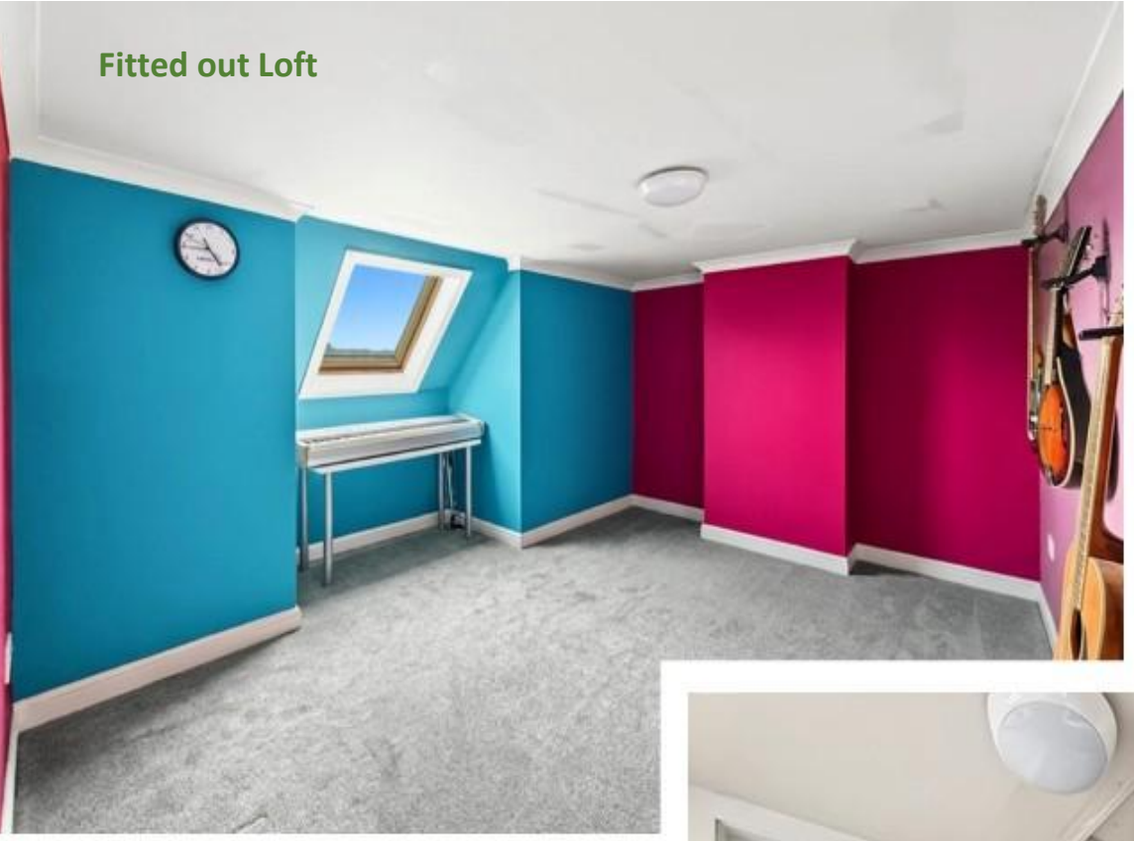


3 Clanranald Place, Arisaig



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

Fitted out Loft











GENERAL INFORMATION

Services: Mains water, electricity and drainage.

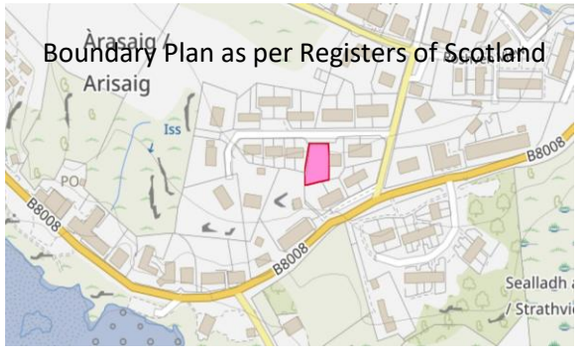
Council Tax: Band C
EPC Rating: D64
Gross internal floor area (m²) 65
Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



Boundary Plan as per Registers of Scotland

DIRECTIONS

From Fort William take the A82 North. At the roundabout by the BP Station/Ben Nevis Distillery, take the first exit on to A830 for Mallaig. Follow the signs for Mallaig/Arisaig (approx. 34 miles). Take the first road on the left for Arisaig and continue ahead, turning right on to Clanranald Place. Number 3 is on the left hand side and can be identified by the For Sale board.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

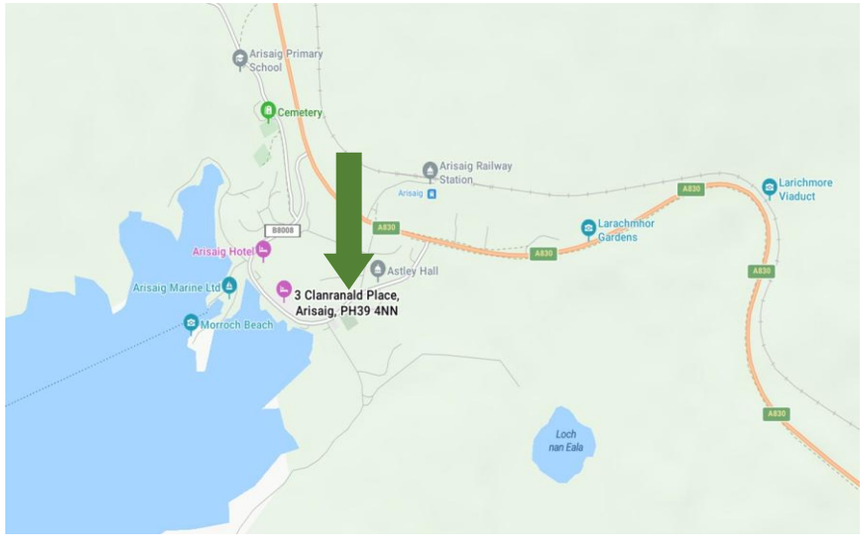
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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