



MacPhee & Partners



## CLIFF COTTAGE | LOCHAILORT | PH38 4LZ



### PRICE GUIDE: £365,000

Enjoying a truly exceptional elevated position, peacefully situated amidst spectacular Highland scenery, the sale of Cliff Cottage forms a most desirable detached bungalow, set in private grounds of around 0.65 acres. Boasting magnificent uninterrupted views over Loch Ailort to the mountains, countryside and West Highland Railway Line beyond, the property dates to around the mid 1980's and replaced the original Cliff Cottage. Benefiting from double glazing and underfloor heating, this deceptively spacious property offers flexible accommodation over one floor, comprising a large dual-aspect lounge with stunning loch views, impressive vaulted ceiling and striking multi-fuel stove, generous dining kitchen, three double bedrooms, bathroom and separate shower room. Though modernisation would be beneficial, Cliff Cottage would provide a fantastic family home, idyllic holiday home or investment opportunity for a buoyant self-catering market following works. In addition to the property itself, a garage with separate workshop and expansive linked porch provides further excellent space, whilst the charming garden grounds and parking area complete the sale.

Enjoying rugged mountain views in an area renowned for its natural beauty, and complemented by an abundance of wildlife, Lochailort is a small hamlet, situated at the head of a sea loch, Loch Ailort, on the 'Road to the Isles'. Located between Fort William and Mallaig, which both offer a wide range of amenities, Lochailort itself offers a train station and local hotel, with restaurant and public house, The Lochailort Inn.

- Desirable Detached Dwellinghouse
- Superb Elevated Position overlooking Loch Ailort
- In Good Order
- Lounge with Impressive Vaulted Ceiling & Multi-Fuel Stove
- Dining Kitchen
- 3 Large Double Bedrooms
- Family Bathroom & Separate Shower Room
- Solid Fuel Under Floor Heating & Double Glazing
- Private Garden Grounds of Approx 0.65 Acres
- Ample Parking, Garage, Workshop & Covered Porch Area
- EPC Rating: D 59

#### MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200 [estateagency@macphee.co.uk](mailto:estateagency@macphee.co.uk) :: [www.macphee.co.uk](http://www.macphee.co.uk)



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# Accommodation

## Accommodation

### Entrance Hallway 8.6m x 3.9m

L-shaped, with wooden entrance door and frosted glazed side panel. Partially tiled flooring. Fully wood clad walls and ceiling. Two built-in cupboards. Hatch to loft and hatch to basement. Doors to dining kitchen, lounge, shower room, bedrooms, bathroom and side drying porch.

### Dining Kitchen 5.1m x 3.8m

With window to side and rear. Fitted with wooden kitchen units, offset with tiled work surfaces and splashbacks. Gas hob with extractor hood over. Caramel coloured one-and-a-half bowl sink unit. Ecoboiler multi-fuel stove. Plumbing for dishwasher and washing machine. Built-in cupboard housing hot water tank. Wood clad walls & ceiling. Tiled flooring.

### Lounge 6.0m x 4.2m

With fixed picture windows to front and side, and patio doors to front. Impressive wooden vaulted ceiling. Striking Dovre multi-fuel stove, set on stone hearth with feature stone-clad chimney stack (sourced from the original Cliff Cottage). Partial wood clad walls. Fitted shelving. Solid oak flooring.

### Shower Room 2.6m x 1.0m

With frosted window to rear. Fitted with grey coloured suite of WC, wash hand basin and shower cubicle with mains shower. Fully tiled walls and flooring.

### Bedroom 4.1m x 3.3m

Slightly L-shaped, with picture window to loch views. Built-in wardrobes with mirrored sliding doors.

### Bathroom 2.6m x 2.3m

With frosted window to rear. Fitted with grey coloured suite of WC, wash hand basin set in vanity unit, and bath with mains shower over. Tiled walls and flooring.

### Bedroom 4.1m x 3.3m

Slightly L-shaped, with picture window to loch views. Built-in wardrobes with wooden sliding doors.

### Bedroom 3.2m x 2.6m

With window to rear.

### Drying Porch 8.5m x 2.8m

With three fixed windows to loch views. Steps up to side entrance door. Built-in understair cupboard housing LPG bottles. Coal bunker. With light and power. Door to workshop.

### Workshop 3.9m x 1.9m

With windows to view. Built-in shelving units. With light and power. Door to garage.

### Garage 5.6m x 3.8m

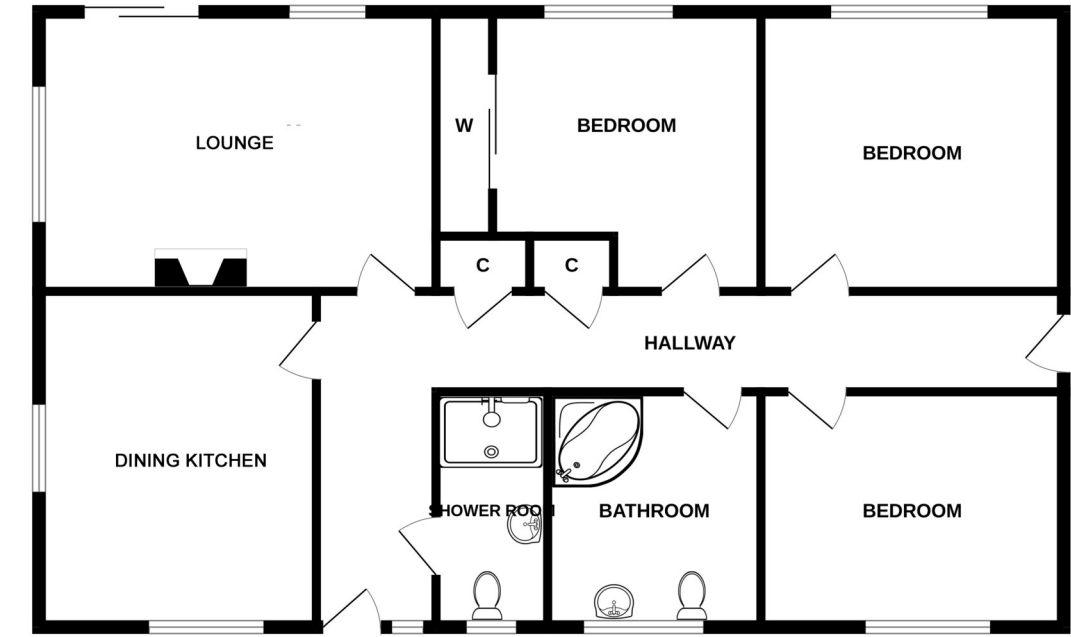
With up-and-over door. Shelving. With light, power and water supply.







Floor Plan



Garden

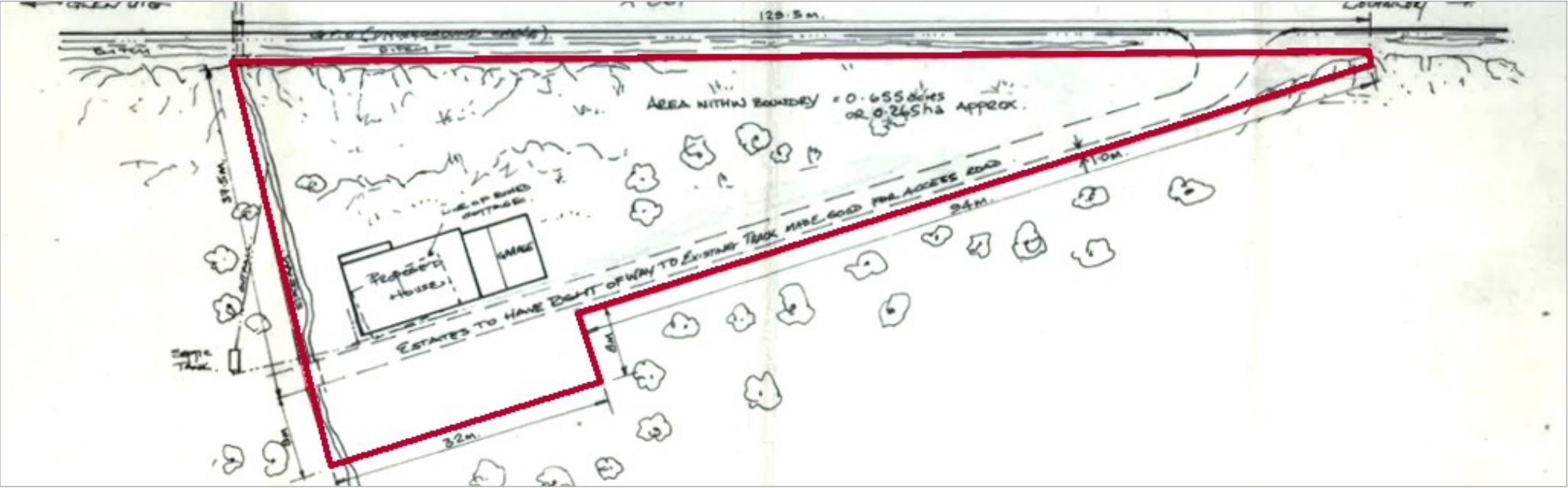
The property occupies a generous elevated plot of around 0.65 acres, with a tarmac driveway leading up to the garage and providing ample parking. The majority of the grounds are laid to a natural state, offset with mature trees, shrubs and bushes. The side garden features a greenhouse, garden pond and crazy paving, whilst the front area is laid entirely to a paved patio area.

Travel Directions

Travelling north from Fort William on the A82, turn left on to the A830 Road to the Isles road for around 25 miles to Lochailort. Turn left directly after the Lochailort Inn on to the A861 road and proceed ahead for just over half a mile, passing Inverailort House on the left hand side. The entrance to Cliff Cottage is the next on the left up a private driveway, with parking at the top.

Title Plan

The area outlined red indicates the area for sale.



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