



4 SCHOOL ROAD | STRONTIAN | PH36 4AA

OFFERS OVER: £144,000 (80% OF HOME REPORT VALUATION)

The sale of this property is subject to a Rural Housing Burden, including a pre-emption for the Communities Housing Trust which has been agreed will not be exercised.



Enjoying a desirable semi-rural location, boasting views towards the surrounding countryside, the subjects of sale form a modern, attractive semi-detached timber property, peacefully situated in garden grounds to three sides. 4 School Road is located in the heart of the charming coastal village of Strontian, is in excellent order and benefits from double glazing and air source central heating. This deceptively spacious property provides flexible accommodation, conveniently arranged over one level, comprising a bright open-plan lounge, kitchen and dining room with dual-aspect windows, a utility, three double bedrooms and a family bathroom. The fully enclosed garden areas offer good-sized spaces, ideal for family living, complete with raised planting beds and a garden shed. Due to the property's size, location and Terms of the Rural Housing burden, the property is only available for use as a principal and permanent home.

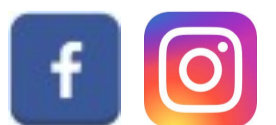
The property is quietly situated in the popular village of Strontian, which is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities 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 sailing, walking and fishing to name but a few.

- Modern Attractive Semi-Detached Property
- Idyllic Semi-Rural Village Location with Countryside Views
- In Excellent Order
- Open-Plan Lounge, Kitchen & Dining Room
- Utility
- 3 Double Bedrooms
- Modern Bathroom & Cloakroom
- Double Glazing & Air Source Central Heating
- Garden with Garden Shed
- Monobloc Residential Parking
- EPC Rating: C 71
- **SUBJECT TO A RURAL HOUSING BURDEN**



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Accommodation

Entrance Vestibule 1.9m x 1.5m

With Nordan side entrance door. Slate tiled flooring. Half glazed door to hallway.

Hallway 4.5m x 2.9m

With fixed shelving. Built-in cupboard, housing hot water tank. Hatch to fully floored loft. Laminate flooring. Open to lounge, kitchen and dining room. Doors to utility, bedrooms and bathroom.

Open-Plan Lounge, Kitchen & Dining Room 9.3m x 3.4m

With two windows to front and one to side. Fitted with cream coloured shaker-style kitchen units, offset with wooden shelving unit and granite-effect work surfaces. Free-standing Bush cooker unit with black coloured extractor chimney over. Stainless steel sink unit. Tiled splashback. Laminate flooring.

Utility 2.1m x 1.1m

With double doors. Fixed shelving. Granite effect work surface. Plumbing for washing machine. Wall fan. Tiled flooring.

Bedroom 3.5m x 2.9m

With window to rear. Built-in wardrobe.

Bedroom 3.5m x 2.7m

With window to rear. Built-in cupboard.

Bedroom 3.5m x 3.4m

L-shaped, with window to rear. Built-in wardrobe.

Bathroom 2.2m x 2.2m

Fitted with modern white suite of WC, wash hand basin, and bath with mains shower over. Wet-walling splashback. Heated towel rail.

Garden

4 School Road enjoys garden grounds to three sides, all fully enclosed. The front garden is laid to a mixture of lawn, and a barked area, with raised beds, offset with a paved pathway. The pathway leads to the side of the property and the entrance door, offset with gravel for ease of maintenance, whilst the rear garden enjoys a generous lawn area, with garden shed included.

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, proceed for around 0.8 miles, taking the road on the right directly before bridge over the Strontian River, signposted The Sunart Centre, Ardnamurchan Library and High School. Follow this road for around 0.2 miles, and number 4 is located on the right hand side.

 what3words [mattress.excusing.scoring](https://www.what3words.com/mattress.excusing.scoring)



IMPORTANT INFORMATION

"Scottish Government funding was made available historically for the land on which this house was constructed in order to further the affordable housing objective of the Scottish Government and Communities Housing Trust for the benefit of the local community in the geographical area.

Purchasers and their agents are advised that the title to the property is burdened with a Rural Housing Burden. A Rural Housing Burden is a form of pre-emption right in favour of Communities Housing Trust (a company incorporated under the Companies Acts (Company Number SC182862) (Charity Number SC027544) and having its registered office at Suite 4, Second Floor Moray House, Bank Street, Inverness, IV1 1QY), which gives the Trust the right to purchase the property at a discounted price in the event of future sale. The Trust has decided that at this point in time, it is not in a position to purchase the property, and has, therefore, agreed to the property being marketed and will consent to the sale of the property to a third party purchaser.

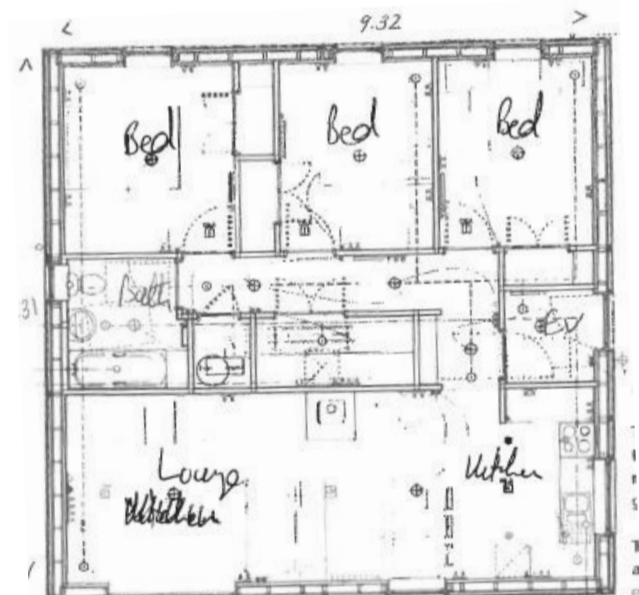
The presence of the Rural Housing Burden operates to depress the value of the property on the open market. The "offers over" price advertised for this property reflects the presence of the Rural Housing Burden on the title. Purchasers should take legal and valuer advice on this prior to making an offer and should be aware that if commercial lending is required by way of a mortgage, their lender must be made aware of the Rural Housing Burden on the title. There are at present limited numbers of lenders who will lend on properties with a Rural Housing Burden on the title.

Purchasers should also understand that in addition to accepting the Rural Housing Burden on the title, they will require to grant a personal bond undertaking to the Trust that they will live in the property as their sole or principal residence, and that they will not lease the property without the consent of the Trust. The obligations contained in the personal bond will be secured by a second ranking Standard Security registered against the title to the house in favour of the Trust, to allow the Trust to enforce those obligations in the event that the obligations are breached.

The Rural Housing Burden coupled with the personal bond is designed to ensure that the property is kept as affordable housing in perpetuity. Future sales will be subject to the same terms and conditions as set out above"

For further enquiries, please contact Helen Mackie on helen.mackie@chtrust.co.uk

Floor Plan



Title Plan



The area shaded pink indicates the title for sale, the area shaded orange indicates the shared

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)'.