



MacPhee & Partners



2 TOUGAL | TOUGAL | MORAR | PH40 4PD

GUIDE PRICE: £250,000

Occupying an enviable coastal position just footsteps from the renowned Silver Sands of Morar, 2 Tougal is an utterly charming semi-detached cottage set within private, well maintained garden grounds. Presented in immaculate walk-in condition, this delightful home has been thoughtfully upgraded to an exceptional standard, combining modern comforts with timeless coastal charm. Benefits include double glazing, contemporary Rointe electric radiators, solid oak internal doors, and tasteful neutral décor throughout. Beautifully styled with a calming coastal palette, the interior creates an inviting and tranquil atmosphere, perfectly complementing its idyllic seaside setting. Deceptively spacious, the well-proportioned accommodation is arranged over one level and comprises a welcoming entrance porch, an open-plan lounge and dining room centred around an impressive wood-burning stove, a premium fitted kitchen with integrated appliances, rear vestibule, a contemporary shower room, and two double bedrooms. Whether seeking a superb permanent residence, an idyllic coastal retreat, or an investment opportunity within the thriving Highland self-catering market, 2 Tougal is certain to appeal. The property is currently operated as a successful holiday let and benefits from a Short-Term Let Licence already being in place. Most furniture is also available by separate negotiation, allowing a purchaser the opportunity to acquire a truly turnkey coastal home.

Tougal is a peaceful coastal hamlet located approximately two miles from the picturesque village of Morar, on the celebrated 'Road to the Isles' between Fort William and Mallaig. Famed for its spectacular white sandy beaches, crystal-clear waters and breathtaking Highland scenery, Morar is regarded as one of Scotland's most sought-after coastal destinations. The village offers a welcoming hotel, church and local amenities, with a wider range of shops, services and transport links available in nearby Mallaig and Fort William. Excellent road and rail connections, including the iconic West Highland Line, provide easy access while making this an ideal base from which to explore the magnificent landscapes of the West Highlands and the Inner Isles.

- Charming Traditional Semi-Detached Cottage
- Idyllic Coastal Location Just Footsteps from the Silver Sands of Morar
- Beautifully Presented in Immaculate Walk-In Condition
- Open-Plan Lounge & Dining Room with Feature Wood-Burning Stove
- Premium Modern Kitchen with Integrated Appliances
- 2 Double Bedrooms
- Contemporary Shower Room
- Double Glazing & Modern Rointe Electric Heating
- Private Garden with Garden Shed & Wood Store
- Successful Holiday Let with Short-Term Let Licence in Place
- EPC Rating: C 78

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Accommodation

Front Porch 2.0m x 1.6m

With UPVC entrance door and window to front. Tongue-and-groove wall and ceiling panelling. Open arch to lounge & dining room.

Lounge & Dining Room 5.1m x 4.3m

Slightly L-shaped, with double window to front and one to side. Feature wood-burning stove set on stone tiled hearth, with oak overmantle. Built-in oak shelving and cupboard. Open to kitchen and doors to bedrooms.

Kitchen 3.3m x 2.4m

Very slightly L-shaped, with double window to front and one to side. Fitted with pale grey coloured, shaker-style kitchen units, offset with wood effect work surfaces. Integral CDA oven. CDA electric hob with Zanussi stainless steel extractor chimney over. Integral CDA slimline dishwasher. Blanco graphite coloured sink unit. Tiled splashback. Door to rear vestibule.



Rear Vestibule 1.7m x 1.0m

With half frosted glazed UPVC door to rear garden. Hatch to loft. Door to shower room.

Shower Room 2.2m x 1.4m

With frosted window to side. Fitted with contemporary white suite of WC, wash hand basin set in raised vanity unit, and fully tiled shower cubicle with mains shower and drench head over. Tiled splashback.

Bedroom 3.6m x 2.7m

With double window to front. Recessed wardrobe area. Hatch to loft.

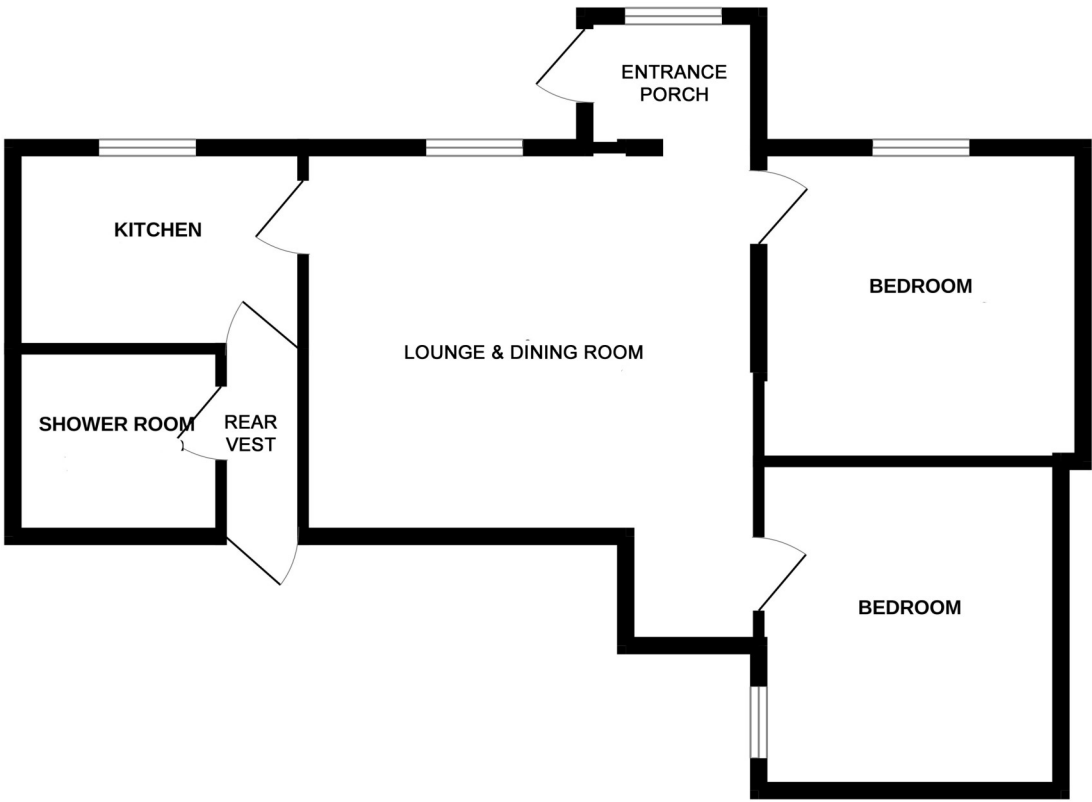
Bedroom 3.2m x 3.1m

Very slightly L-shaped, with window to side. Hatch to loft.

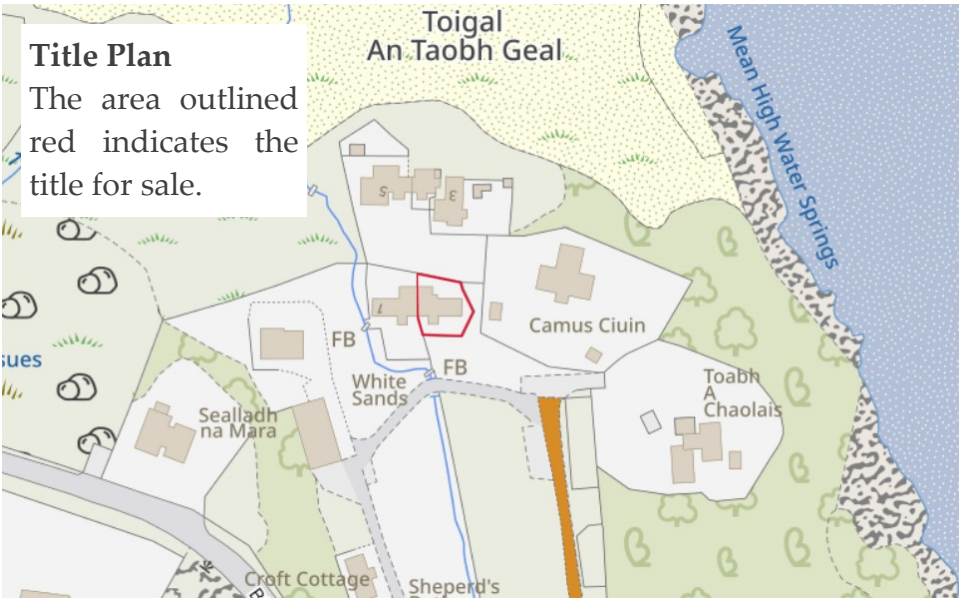




Floor Plan



Title Plan
The area outlined red indicates the title for sale.



Garden

The property is fully enclosed and approached via a private concrete pathway with steps leading down to an attractive stone-flagged patio, beautifully bordered by mature shrubs, established planting and seasonal flowers, providing year-round colour and interest. The pathway continues around the cottage to the rear, where a further stone-flagged area incorporates a timber garden shed and wood store. A raised lawn surrounds the garden, with stone steps and a timber gate providing access to the communal central lawn and, beyond, the beach.

Travel Directions

Travelling from Fort William on the A830 road, proceed for 37 miles. Turn left on to the B8008 where signposted ‘Camusdarach and Tougal’ just before the Morar turning. Proceed down the road for approximately half a mile and turn right. Proceed ahead on this road to the end and 2 Tougal is located directly ahead.



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)'.