



MacPhee & Partners



GLAS EILEAN & CROFT | KILCHOAN | ACHARACLE | PH36 4LL



GUIDE PRICE: £340,000

Peacefully situated in a prime elevated position, Glas Eilean enjoys stunning views across its garden grounds, the included croftland, and onwards to the Sound of Mull. Complete with sea frontage and approximately 4.85 acres of well-maintained owner-occupied croftland, this charming detached property offers a wonderful lifestyle opportunity. Located centrally in the picturesque village of Kilchoan on the beautiful Ardnamurchan Peninsula, the property offers well-proportioned accommodation comprising a lounge with wood-burning stove, a bright kitchen/dining room, two double bedrooms, one with an adjoining study, together with a bathroom, and separate cloakroom. Additional outbuildings provide excellent ancillary accommodation, suitable for a variety of uses, including garden room, storage, a workshop or craft space. Set within attractive grounds and surrounded by spectacular scenery, Glas Eilean is an ideal opportunity for those seeking a peaceful coastal home with crofting potential.

Kilchoan is a picturesque crofting village on the Ardnamurchan peninsula which is famed for its natural, rugged beauty and wildlife. Approximately 53 miles west of Fort William, Kilchoan village has a new village shop, petrol station, primary school, large Community Centre, hotel/pub and café etc. In addition, there is a ferry link to Tobermory on the Isle of Mull. The plot's location on this most attractive area of the Highlands means it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer.

- Charming Traditional Detached Property
- Owner Occupied Croftland - 4.85 Acres
- Excellent Lifestyle Opportunity
- Direct Sea Access & Views
- Desirable Rural Location with Stunning Views
- Lounge
- Kitchen/Diner
- 2 Bedrooms
- Bathroom & Cloakroom
- Outbuildings
- Garden
- Double Glazing & Solid Fuel Heating System
- EPC Rating: D 57



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Accommodation Dimensions

Entrance Porch 2.0m x 1.9m

UPVC entrance door with glazed window. With windows to sides. Wooden work surface. Double doors to hallway.

Hallway

With stairs to upper level. Recessed area understairs with plumbing for washing machine. Tiled flooring. Doors to lounge, bathroom and kitchen/dining room.

Lounge 3.7m x 3.2m

With two windows to front. Feature Woodwarm stove set on tiled hearth with wooden over mantle. Fitted window seat. Fitted cupboard. Tiled flooring.

Bathroom 2.3m x 1.5m

With window to rear. Fitted with white coloured suite of WC, wash hand basin, and bath with Mira shower over. Tiled splashback. Heated towel rail.

Kitchen/Dining Room 3.6m x 2.9m

With two windows to front. Fitted with solid oak kitchen units offset with solid wood worksurfaces. Stoves range cooker. Stone sink unit. Tiled splashback. Recessed shelving. Tiled flooring.

Upper Level

Landing

With hatch to loft – fully floored. Wood lined walling. Wooden flooring. Doors to bedrooms and cloakroom.

Bedroom 4.6m x 3.1m

With dormer window to front and Velux window to rear. Feature cast iron fireplace with wooden surround. Wood lined walling. Wooden flooring.

Cloakroom 2.4m x 1.0m

With Velux window to rear. Fitted with white coloured suite of WC and wash hand basin.

Bedroom 4.5m x 3.1m

With dormer window to front and Velux window to rear. Feature cast iron fireplace with wooden surround. Wood lined walling. Wooden flooring. Door to study.

Study 2.4m x 1.7m

With Velux window to front.

Outbuildings

Area One 4.2m x 3.1m

With UPVC entrance door with glazed panel. Windows to front and side. Wood lined walling. Open to cloak room.

Cloakroom 1.1m x 1.0m

Fitted with white coloured suite of WC and wash hand basin.

Area Two 3.0m x 2.7m

With UPVC entrance door with glazed panel. Windows to front and side. Fitted with wood effect work surfaces. Two stainless steel sink units.

Wood Store 3.0m x 2.7m

Bike Store

Workshop 4.3m x 2.9m

With wooden entrance doors. Work surfaces. Shelving.

Garden

The gardens at the property offer stunning, uninterrupted sea views that create a tranquil and picturesque setting. Mature planting provides privacy and structure, while the

well-maintained raised vegetable beds and area of lawn adds greenery and charm. Seating areas and the firepit invites outdoor dining, making the most of the coastal outlook.

Croft

The Owner Occupied croft for sale is outlined red on the title plan and extends in total to approximately 4.85 acres. The area outlined green is the decrofted house and garden, which is around 0.36 acres. The croft is registered in the Crofting Register, under schedule number C302. The croft comprises good grazing and has the benefit of sea frontage. The croft also have a souming 2 cows and 17 sheep share in the Ormsaigbeg common grazing. The current crofter allows the community Jetty Association to manage the storage of boats on a small area of the croft next to the jetty, annually from April to November. They would encourage the new crofter to continue to support this.

Useful link: www.crofting.scotland.gov.uk

Travel Directions

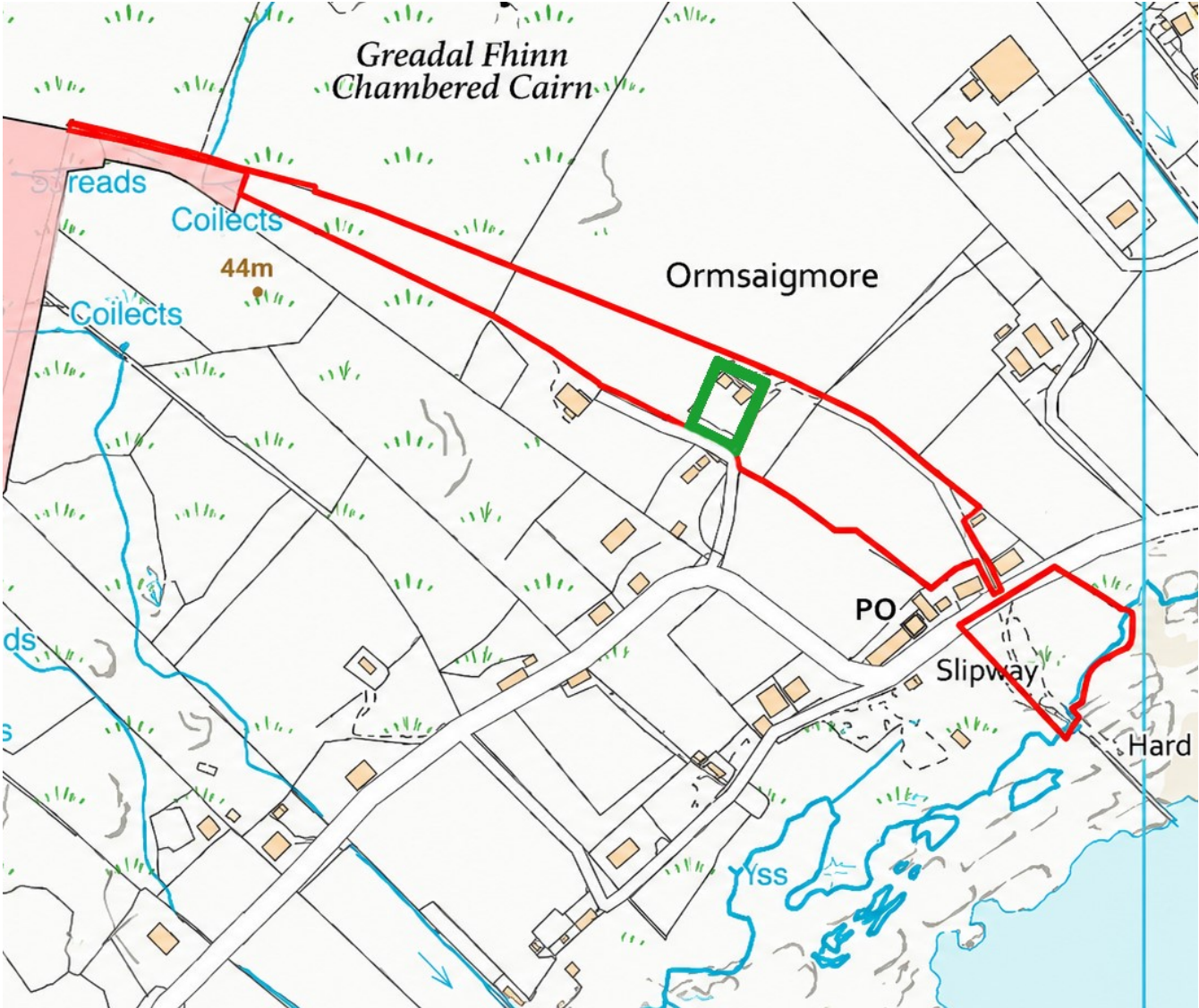
From Fort William take the A82 south to Corran Ferry. When exiting the slipway at Ardgour, turn left and follow the A861 to Salen for 24 miles. At Salen junction, turn left, onto the B8007 to Kilchoan, for around 20 miles. When entering Kilchoan, follow the road ahead and turn right directly opposite the turning to the Jetty. The property is located up the road on the left hand side.

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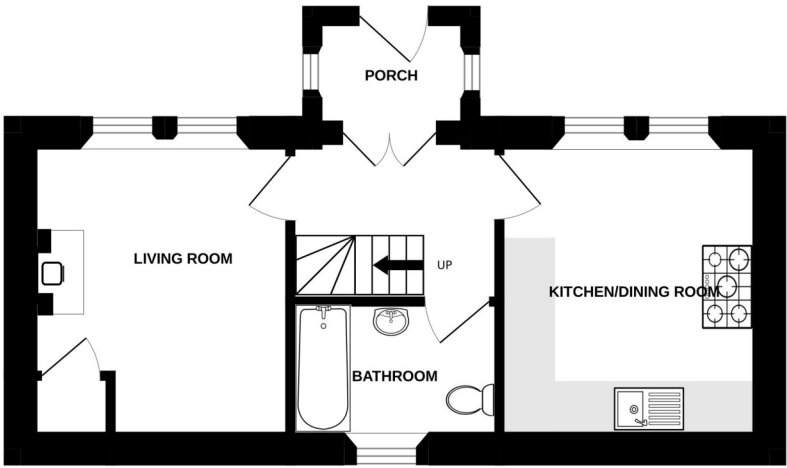
Title Plan

The area outlined red is the owner occupied croftland. The area outlined green is the decrofted house.

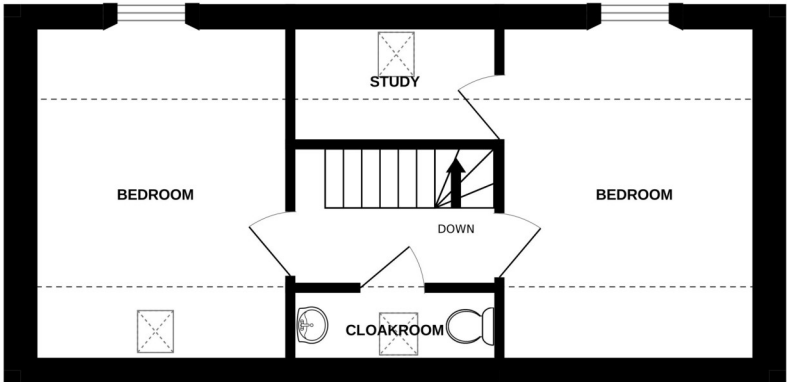


Floor Plan

GROUND FLOOR



1ST FLOOR



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)'.