



## 4 STATION COTTAGE | APPIN | PA38 4BN

**GUIDE PRICE: £185,000**

Enjoying a peaceful location with uninterrupted views towards Loch Linnhe and the surrounding countryside, 4 Station Cottage offers an exciting opportunity to purchase a charming end-terrace cottage set within generous grounds in the desirable village of Appin. Offering deceptively spacious accommodation on one level, the property features a large lounge with a wood burning stove and a semi open-plan dining room, kitchen and sunroom, all most attractive and sociable spaces. In very good order throughout, the cottage benefits from double glazing and oil-fired central heating. Due to its size and location, the property would be ideally suited as a permanent home, idyllic holiday home, or an investment opportunity in the buoyant self-catering or longer-term rental market.

The village of Appin is a thriving community, conveniently located between the principle towns of Oban and Fort William and benefits from a well respected primary school, churches, restaurant, garage, garden centre and extremely active village hall, whilst further facilities, including an excellent grocer's store with post office, doctor's surgery and hotels are located in neighbouring Port Appin. The popular and much-viewed Castle Stalker and Linnhe Café are a few minutes away from the property, and in addition to water activities available on Loch Linnhe, there is also a cycle track running through the village, and located to the front of the property, with a highly regarded 9-hole golf course at nearby Ballachulish.

- Charming End-Terrace Cottage
- Desirable Coastal Village
- Views to Loch Linnhe
- Lounge & Sunroom
- Kitchen & Dining Room
- 2 Bedrooms
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Garden
- EPC Rating: D 56

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## Accommodation

### Entrance Hallway

With wooden entrance door. Doors to bedroom and lounge.

### Bedroom

L-shaped, with windows to front and side. Hatch to loft.

### Lounge 5.8m x 3.9m

With two windows to front. Feature wood burning stove set on slate hearth with wooden over-mantle. Laminate flooring. Door to bedroom. French doors with glazed panel to dining room.

### Bedroom 2.8m x 2.4m

With window to side. Hatch to loft—part floored.

### Dining Room 5.7m x 2.2m

With steps down to sunroom. Open to kitchen and inner hallway. Wooden flooring.

### Sunroom

With glazed windows to rear and side. Door to rear garden. Wooden flooring.

### Kitchen 3.0m x 2.0m

With windows to rear and side. Fitted with beech effect kitchen units offset with wood effect work surfaces. NEFF oven. NEFF hob with chimney hood over. Stainless steel sink unit, tiled splashback. Plumbing for washing machine. Wooden flooring.

### Inner Hallway 1.3m x 1.0m

With built-in cupboard - housing water tank. Wooden flooring. Door to bathroom.

### Bathroom 3.1m x 2.0m

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

### Garden

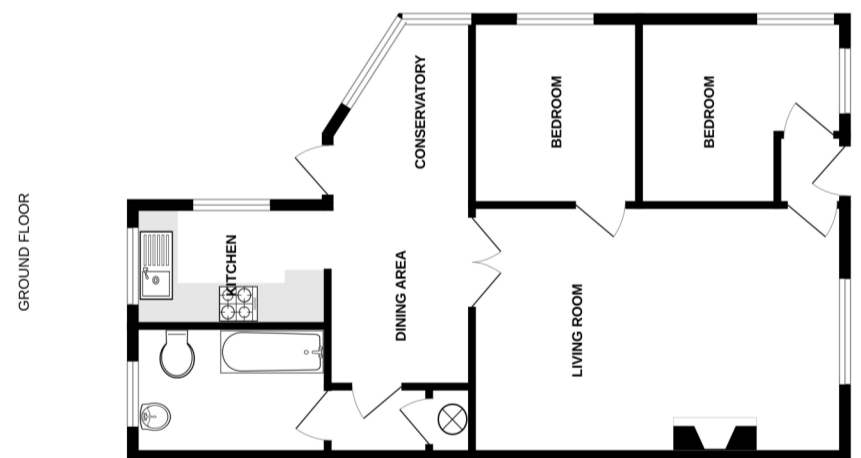
The cottage enjoys a large corner plot with views towards the loch from the side and rear. The grounds are mainly laid to lawn and complemented by mature trees and shrubs. There is off-street parking to the front of the property, along with a wood store.

### Travel Directions

Traveling from Fort William take the A82 south heading towards Ballachulish, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue the A828 for around 10miles. At the Linnhe restaurant proceed down the hill and follow the road bearing to the left. Take the second road on the right and the access to Station Cottages is on the right hand side. Number 4 is the last property in the row.



## Floor Plan



## Title Plan

The area outlined red is included in the sale.



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').