



MacPhee & Partners



LINNHE | 3 GLENVIEW | STRONTIAN | PH36 4HZ



## PRICE GUIDE: £155,000

Situated on a prime, elevated site, in the popular residential village of Strontian on the Ardnamurchan Peninsula, Linnhe forms a charming, detached timber chalet, set in the heart of this beautiful part of the West Highlands. In good order throughout, the property benefits from double glazing and electric heating whilst the addition of a bright sunroom with windows to three sides is a most attractive feature. The remaining accommodation comprises a lounge, kitchen, three bedrooms and a shower room, conveniently arranged over one level. The generous garden grounds further enhance the property, however some work to reinstate the previously mature, well stocked garden grounds would be beneficial. Due to the size and location, the sale of Linnhe would provide the successful purchasers with a wonderful permanent home as is currently used, an idyllic holiday retreat or as an exciting investment opportunity for the very buoyant self-catering market.

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 skiing, sailing, walking and fishing to name but a few.



- Charming Detached Timber Chalet
- Idyllic Rural Village Location
- Lounge
- Kitchen
- Sunroom
- 3 Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- Garden Grounds Equating to around 0.3 Acres
- Private Parking
- EPC Rating: F 35

### MacPhee & Partners

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**Lounge 4.1m x 3.9m**

With solid wood entrance door, leading to glazed, metal inner door. With two windows to front. Feature electric fire set on tiled hearth. Bi-folding door to kitchen and doors to sunroom, bedrooms and inner hallway.

**Kitchen 3.0m x 1.7m**

With window to side. Fitted with off-white shaker style kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Built-in cupboard, housing hot water tank. Tiled laminate flooring.

**Sunroom 2.8m x 2.8m**

With windows to side and rear, glazed panels to all three sides and fully glazed UPVC door to front garden.

**Bedroom 2.9m x 2.3m**

With window to side.

**Bedroom 2.9m x 2.8m**

With window to side.

**Inner Hallway 1.2m x 1.2m**

With doors to bedroom and bathroom.

**Bedroom 3.0m x 2.9m**

With window to side.

**Bathroom 2.1m x 1.7m**

With frosted window to rear. Fitted with white suite of WC, wash hand basin and wet-walled bath with Triton shower.

**Garden**

Linnhe is approached by a shared gravelled driveway, leading to a private parking space to the side of the property. Enjoying fully

enclosed generous grounds of around 0.3 acres, a gravelled pathway leads to the front door and elevated decking area, and runs round the side of the property to the rear, which features a useful drying area. The front well-stocked grounds offer a sloping lawned area, offset with mature trees, shrubs, bushes and seasonal planting, whilst the rear grounds feature a gravelled pathway winding up to the boundary of the area. A natural pond has been created in the stream bordering the grounds and further mature planting, including an impressive Gunnera also features to the rear. The remainder of rear ground has been left to a natural state comprising native trees and bushes.

**External Store 4.6m x 1.6m**

With light panels to the roof. Plumbing for washing machine. Fitted shelving. With light and power.

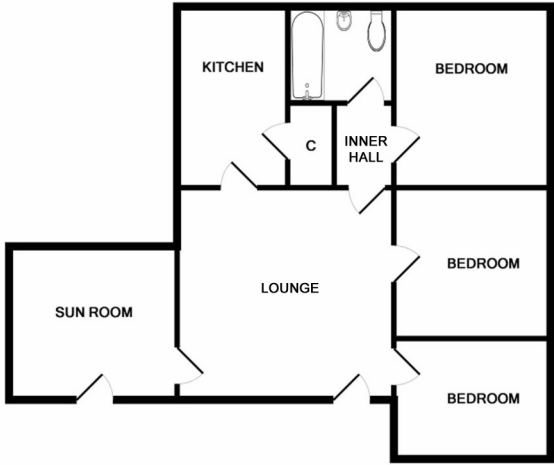
**Travel Directions**

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 (around 12 miles). In Strontian, proceed past the Strontian hotel, turning right where signposted Village Centre. Follow this road ahead, bearing left past Dail Mhor House then take the first turning on the right signposted Sunart Camping. Proceed ahead, bearing left for the Campsite, following the road ahead and to the left before taking the turning up to the right. Linnhe is located on the left hand side of the driveway.

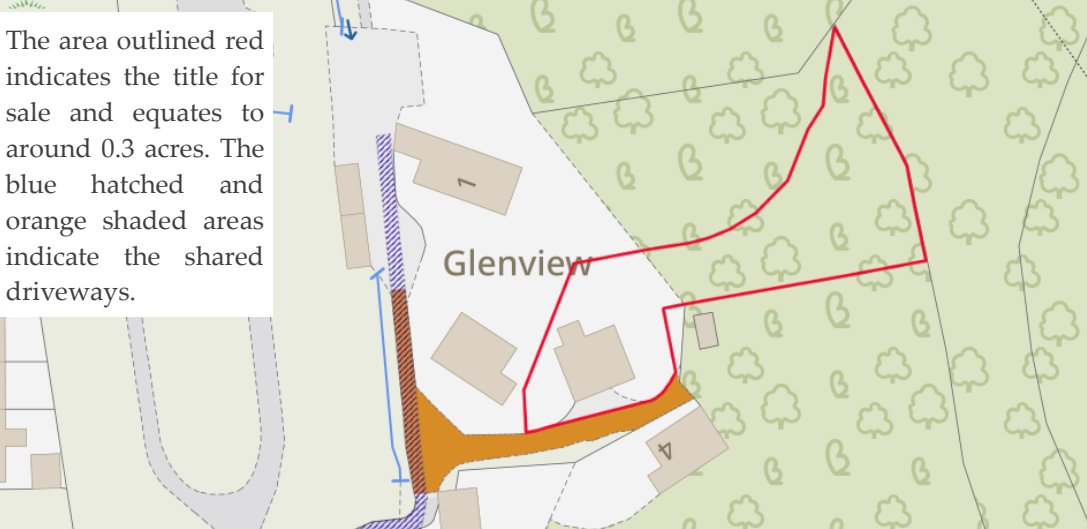
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**Floor Plan**



**Title Plan**



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