MacPhee & Partners

ARD DARACH | SALEN | ACHARACLE | PH36 4JN

REDUCED GUIDE PRICE: £365,000

Located in an elevated position within the desirable coastal village of Salen, the subjects of sale form an attractive detached dwellinghouse set in generous garden grounds with a detached garage. Enjoying stunning views across Salen Bay to Loch Sunart and the surrounding hills, Ard Darach is presented in excellent order and offers spacious, well-proportioned accommodation arranged on one level. The bright lounge features a picture window framing the spectacular outlook, together with a feature stove, while the modern kitchen with dining area and adjoining utility room provides an ideal space for everyday living. There are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Further benefits include double glazing and a dual heating system incorporating oil-fired and solid fuel central heating. Offering an enviable village setting within walking distance of local amenities, Ard Darach would make a superb family home, idyllic holiday retreat or an excellent investment opportunity for the thriving holiday letting market.

Ard Darach is located in the delightful community of Salen on the Ardnamurchan peninsula, an area famed for its natural rugged beauty and wildlife. Approximately 40 miles west of Fort William, the village of Acharacle, some 3 miles away, offers local amenities such as shops, hotel, doctors surgery, post office, garage and primary school, while the secondary school is some 9 miles away in the village of Strontian. Salen itself offers a superb hotel, jetty with pier, moorings and shop. The property is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer.

- Impressive, Detached Dwellinghouse
- Idyllic Location with Direct Loch Views
- In Very Order
- Lounge with Feature Stove
- Spacious Kitchen & Dining Room
- 4 Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom
- Utility Room
- Double Glazing & Dual Heating System
- Garden & Detached Garage
- EPC Rating: D 68

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Accommodation

Entrance Vestibule 2.4m x 1.7m
With composite wood effect front door with glazed panel. Window to view. Tiled flooring. Glazed door and side panel to hallway.

Hallway
L-shaped, with two sun tunnel lighting. Hatch to loft. Walk-in airing cupboard. Built -in cupboards. Engineered oak flooring. Doors to lounge, kitchen and dining room, bedrooms and bathroom.

Lounge 5.3m x 4.8m
With picture window to view. Feature stove set on stone hearth. Door to dining room area. Engineered oak flooring.

Kitchen and Dining Room 7.8m x 4.7m
With two windows to rear and window to side. Fitted with modern oak kitchen units offset with wooden and granite work surfaces. Electrolux multi-function pyrolytic oven. Electrolux combination microwave, oven and grill. Electrolux induction hob with stainless steel splashback and chimney hood over. Under unit lighting. Stainless steel one-and-a-half bowl sink. Engineered oak flooring. Doors to utility and lounge.

Utility 2.8 x 1.6 (about 9′3 x 5′3)
With window to side. Fitted with modern oak kitchen units offset with wooden work surfaces. Stainless steel sink. Plumbing for washing machine. Vent for tumble dryer. Door to rear garden.

Bedroom 3.7 x 2.5 (about 12′3 x 8′3)
With window to rear. Fitted wardrobe with mirrored sliding doors.

Bathroom 3.7 x 2.3 (about 12′3 x 7′6)
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in vanity unit and bath with shower over. Tiled splashback. Thermostatically controlled under floor heating. Electrically heated towel. Centrally heated towel rail. Tiled laminate flooring.

Bedroom 4.1 x 3.0 (about 13′6 x 9′9)
With windows to rear and side. Fitted double wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-suite Shower Room 2.8 x 1.4 (about 9′3 x 4′6)
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in vanity unit and walk-in tiled shower cubicle with Triton shower. Tiled splashback. Heated towel rail. Thermostatically controlled under floor heating. Tiled laminate flooring.

Bedroom 4.0 x 3.0 (about 13′ x 9′9)
With window to view. Fitted double wardrobes with mirrored sliding doors.

Bedroom 3.5 x 3.0 (about 11′6 x 9′9)
With window to view. Fitted wardrobe with mirrored sliding doors.

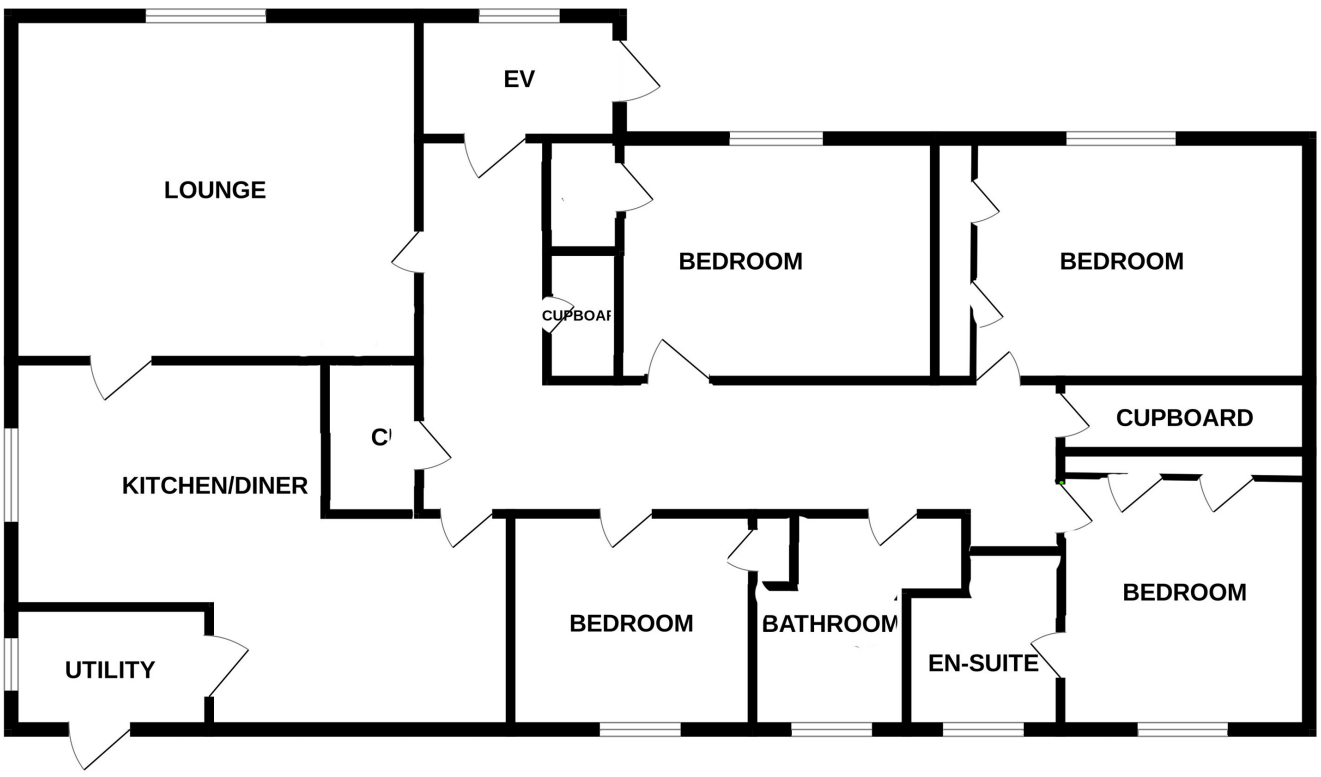
Garden
Ard Darach occupies an elevated site which is approached via a private road leading to a parking and turning area. To the front of the property is a patio area which allows full advantage to be taken of the outstanding views over the Bay and fascinating water way. The remaining garden ground is laid in the main to lawn with attractive mature trees and shrubs.

Garage 4.9 x 4.5 (about 16′ x 14′9)
With metal up-and-over door. Door to side and window to rear. Light and power.

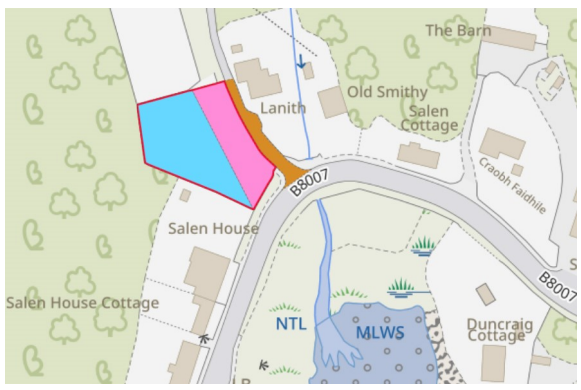
Travel Directions
From Fort William travel south on the A82 to the Corran Ferry (regular daily crossings). After crossing the ferry to Ardgour turn left and proceed on the A861 to Salen. At the Salen junction turn left and Ard Darach is located at the bottom of the hill on the right hand side.

Title Plan & Floor Plan

GROUND FLOOR



The area outlined red is included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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