



TOM NA MOINE | KILCHOAN | ACHARACLE | PH36 4LH

PRICE GUIDE: £150,000

Tom Na Moine is a charming detached bungalow occupying generous grounds extending to approximately 0.3 acres, enjoying stunning far-reaching views towards the Sound of Mull. Situated on the edge of the picturesque village of Kilchoan, on the sought-after Ardnamurchan Peninsula, the property offers spacious and well-proportioned accommodation, conveniently arranged over one level. The accommodation comprises a welcoming entrance hallway, a bright and spacious dual-aspect lounge/dining room with open fire, fitted kitchen with adjoining pantry, three double bedrooms, and a family bathroom. Benefiting from double glazing and oil-fired central heating, the property now presents an exciting opportunity for a purchaser to undertake a programme of upgrading and modernisation to realise its full potential. Once enhanced, Tom Na Moine would make an exceptional family home, peaceful holiday retreat, or an attractive investment opportunity within the thriving self-catering holiday market. *Please note: the property is not of standard construction, and is unlikely to form a suitable security for mortgage purposes, for the majority of lenders. You should check the foregoing with your Financial Adviser prior to arranging a viewing.*

Kilchoan is a picturesque and highly desirable coastal village situated on the spectacular Ardnamurchan Peninsula, approximately 60 miles west of Fort William. Surrounded by dramatic scenery and renowned for its natural beauty, the village offers a range of local amenities including hotels, a primary school, and the popular Fika Coffee Shop. A regular ferry service provides convenient access to Tobermory on the Isle of Mull, further enhancing the area's appeal as a lifestyle destination.

- Detached Dorrán Bungalow
- Stunning Views to the Sound of Mull
- Require Upgrading & Modernising
- Lounge/Diner
- Kitchen & Pantry
- 3 Double Bedrooms & Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Grounds of around 0.3 Acres & Garden Shed
- Private Parking
- EPC Rating: F 32

MacPhee & Partners, Airds House, An Aird, Fort William, PH33 6BL
01397 70 2200 :: property@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Entrance Hallway

T-shaped, with UPVC French entrance doors. Doors to lounge/diner, kitchen, bathroom and bedrooms.

Lounge 6.9m x 5.7m

L-shaped, with Bay window to front and two windows to side. Open fireplace with tiled hearth, surround and wooden overmantle.

Kitchen 3.5m x 2.7m

With window to rear. Two fitted kitchen units. Sink unit. Euro Star boiler. Heated towel rail. Doors to rear vestibule and hallway.

Rear Vestibule 1.8m x 1.6m

L-shaped, with UPVC glazed door to rear. Built-in cupboard. Open to pantry.

Pantry 1.9m x 1.3m

With window to side. Two built-in cupboards.

Bathroom 2.4m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath. Tiled splashback.

Bedroom 3.0m x 2.6m

With window to rear. Two built-in cupboards.

Bedroom 4.0m x 3.2m

Slightly L-shaped, with window to side. Built-in cupboard.

Bedroom 4.5m x 3.2m

With window to front. Built-in cupboard.



Title Plan



The area outlined red indicates the title for sale and equates to around 0.3 acres. The green shaded area indicates the owned parking area, whilst the blue line indicates the pedestrian pathway to the property to which the title has a right of servitude over.

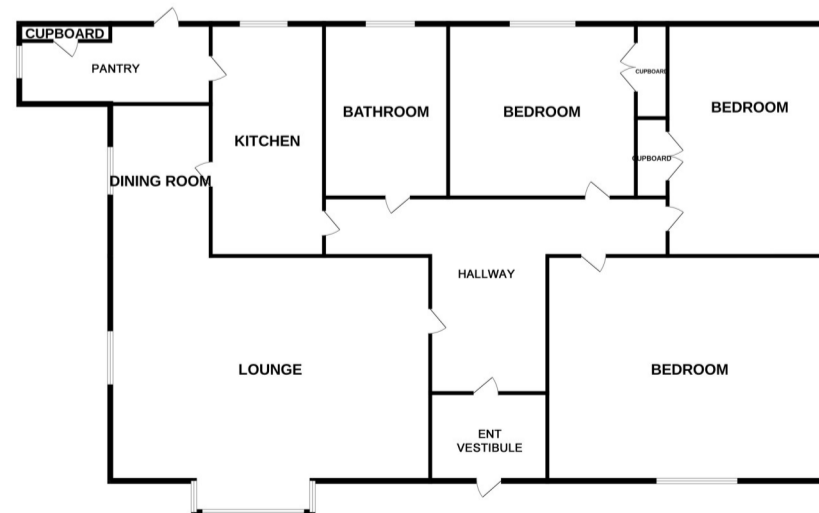
Garden

The property benefits from garden grounds equating to around 0.3 acres. The grounds are laid in the main to lawn, offset with mature trees, shrubs, bushes, seasonal planting and raised beds. Garden shed.

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 18 miles. When entering Kilchoan, pass the Kilchoan sign and the cattle grid and follow the road for just over a mile. Turn right on to the B8007 signposted Portuairk, Sanna & Lighthouse. Continue for half a mile and Tom Na Moine is located on the left hand side, well signposted. Park in the space at the roadside and walk down.

Floor Plan



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)'.