



BROOM COTTAGE | 7 BLAICH | FORT WILLIAM | PH33 7AN



PRICE GUIDE: £160,000

Broom Cottage enjoys an elevated position above the shores of Loch Eil, commanding spectacular panoramic views across the surrounding countryside. This exceptional and idyllic setting is perfectly complemented by the property itself – a charming detached cottage set within its own private grounds. In excellent order throughout, the cottage benefits from double glazing and electric central heating. The bright lounge, complete with stove, enjoys a stunning picture window that perfectly frames the breathtaking views. Completing the accommodation is a modern kitchen/diner, a contemporary shower room, and two well-proportioned double bedrooms. The property would lend itself beautifully as a permanent home, a peaceful retreat, or an excellent investment opportunity.

Peacefully situated in the small rural crofting township of Blaich on the West Coast, Broom Cottage enjoys a tranquil setting surrounded by mountains, sea lochs and abundant wildlife, while remaining within approximately 18 miles of Fort William. A regular passenger ferry operates from Camusnagaul to Fort William, and a local bus service connects the area to neighbouring communities. Schooling is available in Fort William, Ardgour and Strontian. Renowned for its natural beauty and outdoor lifestyle, the area offers superb opportunities for walking, climbing, sailing, kayaking, fishing and cycling – an exceptional setting for embracing Highland living.



- Charming Detached Property
- Desirable Rural Location
- Loch & Mountain Views
- Lounge
- Kitchen/Diner
- 2 Bedrooms
- Modern Shower Room
- Double Glazing & Electric Heating
- Garden & Garden Sheds
- EPC Rating: C 79

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Accommodation

Entrance Hallway

With UPVC entrance door. Built-in cupboard. Laminate flooring. Doors to lounge, shower room and bedrooms.

Lounge 5.1m x 3.6m

With picture window to views. Feature wood Firefox burning stove. Door to kitchen/diner.

Kitchen/Diner 3.3m x 2.7m

With window to rear. Fitted with cream coloured kitchen units offset wood effect kitchen units. Zanussi hob with Zanussi extractor hood over. Zanussi oven. Stainless steel sink. Tiled splashback. Laminate flooring.

Shower Room 1.9m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit and wet walled shower cubicle with Mira shower. Fully wet walled. Heated towel rail.

Bedroom 3.7m x 2.6m

Slightly L-shaped, with window to rear.

Bedroom 3.1m x 2.6m

With window to view.

Garden

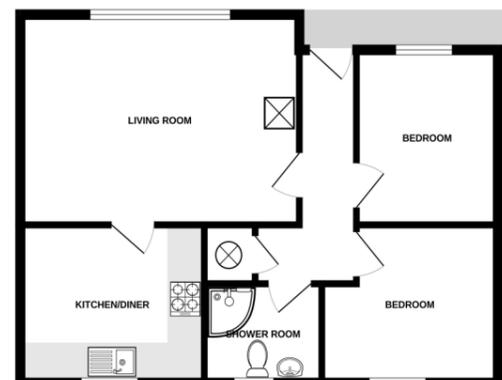
Broom Cottage benefits from garden grounds to all sides. Laid in the main to lawn and offset with a paved pathway around the property and patio taking in the stunning views, the grounds feature mature hedging, shrubs and bushes. Gravelled parking space to the side. Two garden sheds.

Travel Directions

Travelling on the A830 from Fort William to Mallaig, turn left at the head of Loch Eil onto the A861 Strontian road. The township of Blaich is located approximately 6 miles down the A861. Cross the cattle grid and you will see the sign for Blaich. Continue along the road where you will see several properties and a residential caravan on the right hand side, with a fenced paddock area on the lochside. At the end of this fence, take the second entrance on the right hand side, crossing another cattle grid. Follow the road up, and Broom Cottage is directly ahead.



Floor Plan



Title Plan

The area outlined red is included in the sale.





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