

FOIS A CHRIDHE, MORAR



KEY FEATURES

Beautifully presented three-bedroom semi-detached home sought-after location in the picturesque coastal village of Morar.

Stunning views towards the surrounding hillsides and the Sea of the Hebrides.

Two first floor king- Sized bedrooms with en-suites, walk in wardrobes and sea views.

Downstairs third double bedroom currently used as an office.

Utility room with adjoining rear porch extension with small loft for extra storage.

Fully floored main loft with power, lighting, providing storage.

Enclosed easily maintained garden with attractive picket fencing.

Two timber garden sheds offering further external storage.

Private driveway with off-street parking for four vehicles.

Within walking distance of Morar's famous white sandy beaches and coastal walks.

Tax Band: D / Energy Performance Rating C:72.

Double Glazing / oil fired central heating, new boiler installed and rear porch 2023.

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFER OVER: £340,000

DESCRIPTION

Fois A Chridhe (meaning Hearts at peace) is a beautifully presented three-bedroom home built in 2007 and set in the sought-after coastal village of Morar, enjoying stunning views toward the sea from the upper bedroom windows and surrounding countryside. Offering spacious and versatile accommodation with a gross internal floor area of approximately 114 m².

Cosy cottage with modern kitchen with built in appliances and three bedrooms and 3 bathrooms— supporting multigenerational living with convenient downstairs double bedroom and bathroom and ample storage.

The kitchen benefits from a bottled gas supply for the gas hob, while the Rangemaster cooker may be available by separate negotiation.

The property also benefits from two generous king-sized, first floor bedrooms with their walk-in wardrobes and ensuite facilities. There is a floored loft which covers the full width of the property. This is complete with power and lighting, providing excellent additional storage. The loft is conveniently accessed via a ladder from one of the first floor bedrooms.

Externally the property is enclosed by an attractive timber fence, recently repainted to the front offering privacy while complementing the home's charming appearance. The garden provides an ideal space to relax and enjoy the spectacular surroundings with Morar's renowned beaches coastline and scenic walks all within walking distance.

The property also benefits from a nearby play park. Perfect as a full-time residence or holiday escape, ideally located just a short walk from the sea.

LOCATION/AMENITIES

Morar is a picturesque coastal village on Scotland's stunning west coast renowned for its breathtaking scenery, white sandy beaches and spectacular views across the Sound of Sleat towards the Isle of Skye. The area is particularly popular with outdoor enthusiasts offering excellent opportunities for walking, hill climbing, wildlife watching, fishing, kayaking and sailing.

The village benefits from a range of local amenities including a primary school, church, hotel, café, garage and railway station with regular services on the famous West Highland Line connecting to Fort William and Glasgow. The Jacobite steam train passes through the village four times a day in the summer months. A wider range of shops, restaurants, medical facilities and secondary school can be found in the nearby fishing port of Mallaig approximately 3 miles away.

Morar is well placed for exploring the Highlands and Islands with regular ferry services from Mallaig to Skye and Small Isles. The area is widely regarded as one of Scotland's most scenic locations making it an attractive destination for both permanent residents and holiday home owners.

The local Mallaig and Morar Highland Games and Ceilidh occurs every August in the local playing fields.

Floor Plan-

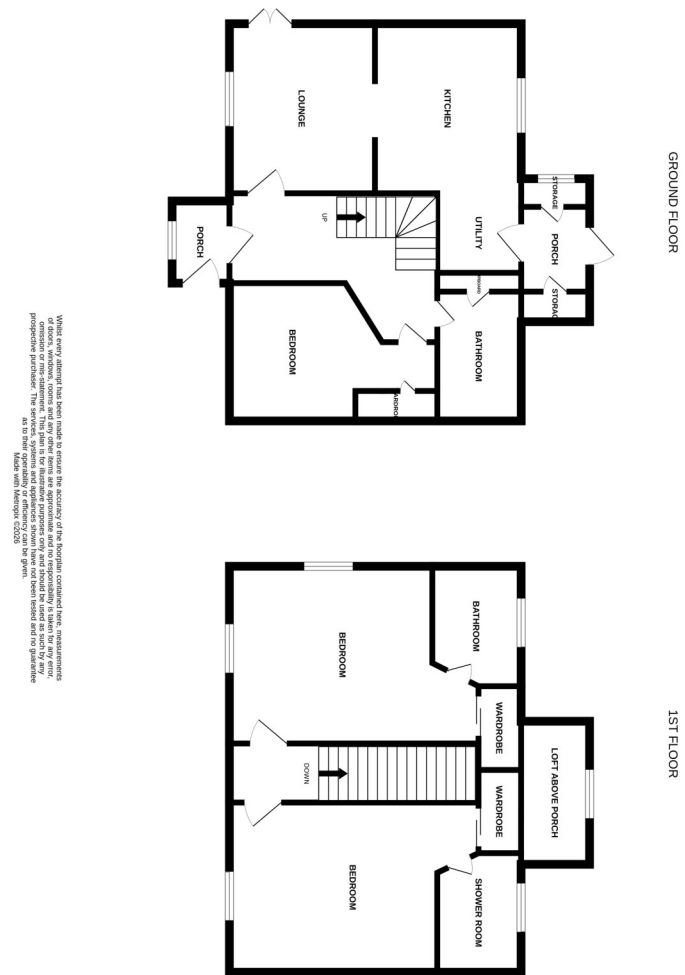
ACCOMMODATION COMPRISES-

GROUND FLOOR: Entrance porch, inner hall, double bedroom, bathroom with shower, lounge, kitchen, utility area and rear porch.

FIRST FLOOR: Landing, two king size bedrooms with en-suites.

DIRECTIONS - Fois A Chridhe, Columba Road, Morar, PH40 4PA

From Fort William follow the A830 (Road to the Isles) west towards Mallaig for approximately 40 miles. There are two available sign-posted turnings into the village from the B8008; if you take the first turning, cross the bridge over the River Morar and continue over the railway crossing past the Morar Hotel on the left hand side and railway station on the right-hand side. Go down a short hill and turn right into the parking area at the base of the slope. The cottages are set off the road behind a white wall. Alternatively, you can take the second turning into the village a little bit further on and follow the road round the corner past the primary school. Fois A Chridhe is immediately adjacent on the left, set off the road, post code PH40 4PA. Proceed through the gate and the property is the end house.



Entrance Porch: 1.33m x 1.55m

A bright and welcoming entrance porch with attractive white panelled walls and tiled flooring. Flooded with natural light from dual-aspect windows with lovely views towards the surrounding hillside and sea beyond.

Hallway-

Spacious entrance hallway with a built-in generous understairs storage providing excellent storage, tiled flooring and a carpeted staircase leading to the first floor. The welcoming hall provides access to the principal ground floor accommodation including ground floor bathroom and double bedroom.

Lounge-Diner: 3.48m x 4.18m

Spacious lounge with tiled flooring and double opening patio doors onto the rear garden, creating a bright and airy living space. Double doors lead through to the open-plan kitchen and utility area.



Rear Porch: 2.94m x 1.39m

Fitted with a range of light green wall and base units to both sides complemented by wooden-effect worktops and tiled flooring. The room also provides space for a freestanding fridge freezer, an undercounter fridge and loft storage.



Kitchen—Utility: 5.96m x 2.37m

Spacious T-shaped kitchen fitted with a range of contemporary white high-gloss wall and base units complemented by aquamarine worktops and tiled flooring. The kitchen benefits from a built-in fridge freezer, dishwasher and extractor fan. Located to the rear of the kitchen is the utility room with fitted sink and a range of base and wall units with plumbing, space for a washing machine and sperate tumble drier.



Double Bedroom 2.83m x 2.72m

Carpeted bedroom featuring a built-in wardrobe with shelving and a hanging rail, providing excellent storage space.



Family Bathroom: 2.57m x 1.75m

A spacious and well-appointed family bathroom fitted with a bath, shower above and shower screen, wash hand basin and WC. Fitted light above the mirror with electric razor/ toothbrush socket. The room is fully tiled and finished with a heated towel rail, a generous built-in cupboard with louvre doors, large opaque window allows plenty of natural light.



First Floor-

King size Bedroom: 4.09m x 3.35m

Spacious bedroom with fitted carpet and recessed ceiling spotlights. A built-in wardrobe provides excellent storage, while a door leads directly to the modern en-suite and lovely views towards the hillside and sea.



Ensuite: 2.43m x 1.78m

A bright and contemporary en-suite bathroom fitted with a bath, shower and shower screen, wash hand basin and WC. Fitted light above the mirror with electric razor/ toothbrush socket. The room is fully tiled, a Velux window, a heated towel rail and a wall-mounted mirrored storage cabinet.



King size Bedroom: 4.20m x 4.10m

Spacious principal bedroom featuring stunning hillside and sea views, with access to the loft. The room benefits from carpeted flooring and a large walk-in wardrobe.



En-suite: 3.02m x 1.77m

A spacious and well-appointed en-suite with a corner shower enclosure, WC, and wash hand basin. Fitted light above the mirror with electric razor/ toothbrush socket. The room is finished with contemporary tiled flooring and walls, heated towel rail and a Velux roof window that fills the space with natural light.





Morar local beaches and steam train

Just a short walk from the property, the Silver Sands of Morar are famous for their stunning white sands, turquoise waters and spectacular views across to the Small Isles, making them one of Scotland's most beautiful beaches.

The Jacobite steam train passes through the village in the summer.



*THERE'S A HAMLET IN THE WEST
WHERE THE WEARY MINDS FIND REST
FAR SURPASSING BEAUTY SPOTS IN FOREIGN LANDS;*

*WHERE THE RIVER MEETS THE SEA,
THAT'S THE PLACE WHERE I WOULD BE;
BLESSED MORAR WITH IT'S LOVELY SILVER SANDS*



EXTERNAL

Outside the property enjoys a spacious enclosed rear garden with a large grassed area and a gravelled terrace extending along the side of the house. There is a seating area outside the French doors from the living room on the raised decking area, which offers an ideal place to take in the views and enjoy the peaceful surroundings.

Planning Permission was granted for a two-storey extension in 2023.



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