



MacPhee & Partners



GEIT NA CLEIRK | LOCHALINE | PA80 5XT



PRICE GUIDE: £450,000

Occupying a stunning, elevated position, and enjoying panoramic views sweeping over The Sound of Mull to the surrounding countryside, the subjects of sale form a most attractive and substantial detached dwellinghouse with garage. Located in the desirable area of Lochaline, nestled in the picturesque Morvern Peninsula, Geit Na Cleirk is in very good order throughout and benefits from triple glazing and LPG fired central heating, with a new boiler recently installed. Offering fantastic sized accommodation, conveniently arranged over two levels, the property comprises a lounge with feature stove, a sunroom with stunning triple aspect views, kitchen/diner, utility room, cloakroom, bathroom, study and two bedrooms, one with en-suite shower room, all on the ground floor, whilst three bedrooms, one with en-suite shower room, and a sitting area with views, are located on the upper floor. The charming garden grounds compliment this superb property, and take advantage of the views of the fascinating waterways, across towards The Isle of Mull. Due to the size and location, the property would be ideally suited as a permanent home, idyllic holiday retreat, or as an investment opportunity in a buoyant self-catering market.

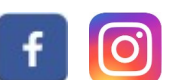
Situated on the picturesque Morvern Peninsula, an area of spectacular scenery and famous for its walking and wildlife, Lochaline is a small coastal village with a shop, restaurant, hotel, café, health centre and primary school, while secondary schools are situated in both Strontian and Tobermory. Further facilities and amenities are available in Tobermory, Strontian, Fort William and Oban. Its location means that it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer. The pontoon in Lochaline is of great benefit, allowing boats to berth safely and give access to the shore, as well as the Dive Centre.

- Impressive Detached Property
- Stunning, Elevated Sea Views
- In Very Good Order
- Lounge with Stove & Upper Sitting Area
- Sunroom & Study
- Kitchen/Diner & Utility Room
- 2 Bathrooms & Cloakroom
- 5 Bedrooms (2 En-Suite)
- Triple Glazing & LPG Fired Central Heating
- Private Garden & Garage
- EPC Rating: D 67

MacPhee & Partners

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Accommodation

Entrance Porch 2.1m x 1.7m

With UPVC entrance door. Window to front. Tiled flooring. Door to hallway.

Hallway 6.9m x 4.5m

L-shaped, with stairs to upper level. Two built-in cupboards. Doors to lounge, utility room, bathroom, study and bedrooms.

Lounge 4.7m x 4.5m

With picture window to front. Feature stove set on tiled hearth with wooden over mantle. French doors to sunroom and door to kitchen/diner.

Sunroom 3.6m x 3.0m

With triple aspect windows to views.

Kitchen/Diner 6.0m x 3.3m

With window to side and two windows to rear. Fitted with white coloured kitchen units offset with granite effect work surfaces. Rangemaster range with Rangemaster chimney hood over. Sink unit. Plumbing for dishwasher. Door to utility room.

Utility Room 3.3m x 1.8m

Fitted with white coloured kitchen units offset with granite effect work surfaces. Plumbing for washing machine. Doors to rear porch and hallway.

Rear Porch 2.4m x 1.9m

With door to rear garden. Worcester boiler. Tiled flooring. Door to cloakroom.

Cloakroom 2.2m x 1.0m

With frosted window to rear. Fitted with white coloured suite of WC and wash hand set on vanity

unit. Tiled flooring.

Bathroom 3.3m x 2.4m

With frosted window to rear. Fitted with white coloured suite of WC, wash hand basin and bath with shower attachment. Tiled splashback. Fitted vanity area. Heated towel rail.

Bedroom 3.9m x 3.3m

With window to rear. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 1.3m

With frosted window to side. Fitted with white coloured suite of WC, wash hand basin and tiled shower cubicle with Mira shower over. Tiled flooring.

Bedroom 4.0m x 3.3m

With window to front.

Study 3.2m x 3.2m

Slightly L-shaped, with window to front.

Upper Level

Sitting Area 3.3m x 3.2m

With Velux window to front. Two walk-in cupboards. Doors to bedrooms and bathroom.

Principal Bedroom 5.9m x 4.0m

With Velux window to front and window to side. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 2.0m

With Velux window to rear. Fitted with white coloured suite of WC, wash hand basin and tiled shower cubicle with Triton shower over. Heated towel rail.

Bedroom 4.4m x 3.4m

Slightly, L-shaped, with Velux window to front and window to side.

Bedroom 4.4m x 2.9m

Slightly, L-shaped, with Velux window to rear and window to side.

Bathroom 2.4m x 2.2m

With Velux window to rear. Fitted with white coloured suite of WC, wash hand basin and bath with shower attachment. Tiled splashback. Heated towel rail.

Garden

A gravelled driveway leads to the property and garage whilst providing ample parking. The remainder of grounds are laid to lawn offset with mature shrubs. The stunning views over the sea can be enjoyed from every angle of the grounds. Garden shed with lean-to log store. Around 0.4 acres.

Garage 6.2m x 5.4m

Of timber construction. With two double doors. Entrance door to side. Light and power.

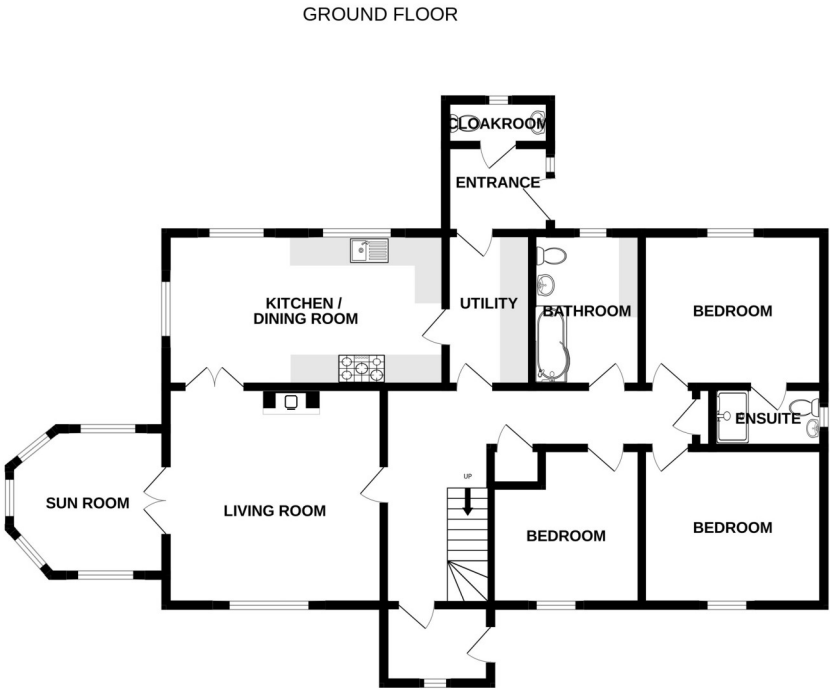
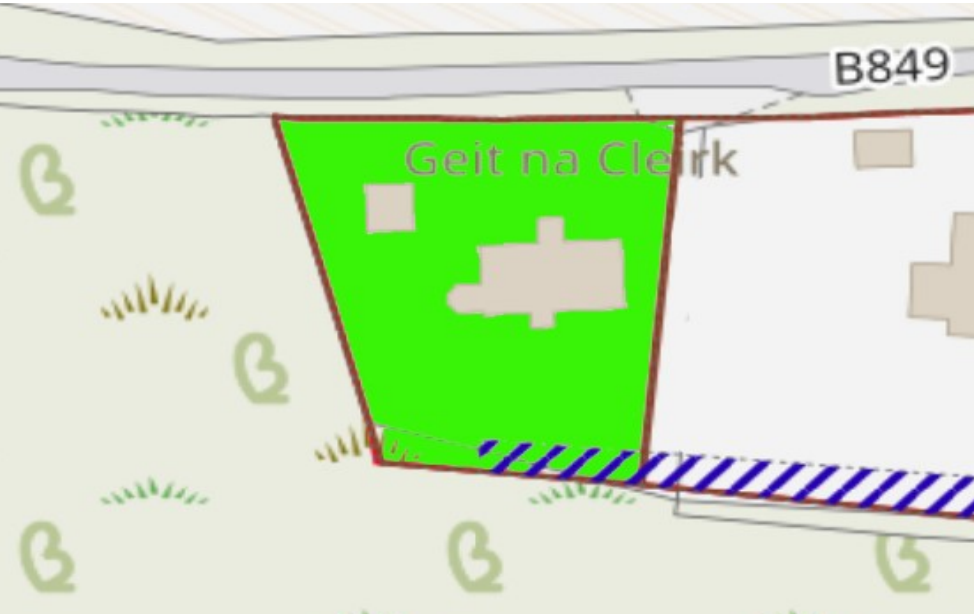
Travel Directions

From Fort William, take the A82 road south for 8 miles, then cross over on the Corran Ferry. At Ardgour, turn left on the A861 road towards Strontian for 12.5 miles to the head of Loch Sunart, turning left on to the A884 Lochaline road. Proceed on this road for 18 miles and in Lochaline, turn right where signposted Drimnin - B849. Continue for around quarter of a mile, and the property is the last house on the left hand side.



Title Plan & Floor Plan

The area shaded green is included in the sale.



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PLEASE NOTE: VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH MACPHEE & PARNTERS



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