



The Square

Shielbridge, Acharacle, PH36 4JZ

Guide Price £345,000

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PROPERTY

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The Square

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The Square is a charming stone built Edwardian mid-terraced Courtyard family home. Recently lovingly restored but retaining original features throughout, it would make a wonderful family home or a perfect holiday home.

Special attention is drawn to the following:-

Key Features

- Edwardian Courtyard family home
- Originally dating back to late 1800's
- Recently restored but retaining original features
- Beautiful, peaceful and rural location
- Entrance Hallway, Kitchen/Diner, Utility Room
- Lounge, Dining Room with Office space, Cloakroom
- Split level Upper Landing, 3 Bedrooms (1 En Suite)
- Bathroom, 2nd floor with 4th Bedroom
- Traditional Raeburn in Kitchen
- Attractive multi fuel stove in Lounge
- Double glazed windows & doors
- Electric underfloor heating on ground floor
- Private and communal garden areas
- Semi-detached garage/workshop
- Courtyard parking to front & rear
- Fantastic lifestyle opportunity



The Square is a charming stone built Edwardian mid-terraced Courtyard family home. Recently lovingly restored but retaining original features throughout, it would make a wonderful family home or a perfect holiday home.

The lower accommodation comprises of a bright entrance Hallway, Kitchen/Diner, Utility Room, Dining Room with Office space, Lounge and Cloakroom.

The upper level comprises of the spacious Upper Landing, Master Bedroom with En Suite Shower Room, 2 further double Bedrooms and the family Bathroom.

The second floor attic space has been converted into a 4th Bedroom (there is ample room for the new owners to install an En Suite if required). This level also provides loft/eave storage areas.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front Courtyard and entrance at the front into the Entrance Hallway, or parking at the rear and entrance into the Utility Room.

ENTRANCE HALLWAY 5.5m x 2.8m (max)

With external door & window panels to the front elevation, carpeted stairs rising to the first floor, wooden flooring and doors leading to the Kitchen/Diner, Dining Room Lounge and Cloakroom.

KITCHEN/DINER 4.3m x 3.8m

With window to the rear elevation, base & wall mounted units, complementary work surfaces over, solid fuel Rayburn (which supplies the radiators on the first floor), freestanding electric cooker with extractor hood over, Belfast style sink, tiled splashbacks, pantry cupboard, space for dining furniture, wooden flooring and door leading to the Utility Room.

UTILITY ROOM 2.6m x 1.7m

With connections for washing machine, space for free standing fridge/freezer, wooden flooring and window panel and exterior door leading to the rear courtyard.

DINING ROOM 5.7m x 2.9m

With window to the front elevation, Office area to the rear and wooden flooring.

LOUNGE 5.2m x 4.9m (max)

With 2 windows to the front elevation, further window to the rear elevation, woodburning stove set in an attractive surround and wooden flooring.

CLOAKROOM 1.7m x 1.3m

With wash basin set & WC, partly tiled walls and wooden flooring.

UPPER LANDING 5.5m x 4m (max)

Split level with full length picture window to the front elevation, 2 further windows to the front elevation, carpeted stairs rising to the second floor, fitted carpet and doors leading to the Master Bedroom, 2 further double Bedrooms and the family Bathroom.



MASTER BEDROOM 5.2m x 5m (max)

With window to the front elevation Velux window to the rear elevation, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.6m x 1.6m

With white suite comprising shower enclosure, wash basin set in a bespoke unit, WC, radiator, Velux window to the rear elevation, partly tiled walls and vinyl flooring.

BEDROOM TWO 4.3m x 3m (max)

With window to the rear elevation and fitted carpet.

BEDROOM ONE 5.7m x 3.1m

With window to the front elevation, 2 Velux windows to the rear elevation and fitted carpet.

BATHROOM 3.3m x 2.5m

With white suite comprising free standing bath, shower enclosure, WC & wash basin, window to the rear elevation, heated towel rail, partly tiled walls and vinyl flooring.

SECOND FLOOR

With carpeted stairs rising up to the second floor to the fitted out attic space, which has been converted into a fourth Bedroom. There is ample room for the new owners to add in an En Suite facility to this area. With a large walk-in storage area to each side of the Bedroom which are very useful spaces.



GARDEN

There is a communal concrete courtyard to the front of the property, which provides parking, with further communal garden ground to the side and rear. With a private garden opposite the property which is laid mainly with grass, offset with mature trees, shrubs & bushes. A metal semi-detached garage/workshop is located to the rear of the property.

SHIELBRIDGE

The small hamlet of Shielbridge is just 1 mile from Acharacle, a semi-rural community on the Ardnamurchan peninsula. Local amenities include a village shop, tea room, hotel, doctors, post office, and primary school. The secondary school is in the village of Strontian 12 miles away. Larger shops, services and amenities can be found in Fort William. This area is renowned for its natural beauty. It is surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



The Square Shielbridge



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage

Council Tax: Band D **EPC Rating:** D60

Gross internal floor area (m2) 171

Local Authority: Highland Council.

NB some of the centre light fittings and wall mounted shelving will be removed prior to sale.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and a ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

DIRECTIONS

From Fort William on A82 North turn left onto A830 signposted for Mallaig. Continue to Lochailort, turn left onto A861. Continue on this road for 17 miles. Cross over the bridge at River Shiel. Take first right signposted for Shielfoot. The Square is approx. ¼ mile down this road on the left and can be identified by the for sale sign. Or if travelling from Glasgow on A82 North cross on the Corran Ferry over to Ardgour. Turn left once over the ferry and continue through Strontian, passing through Acharacle Village. Shielfoot is on the left continue with directions as above.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

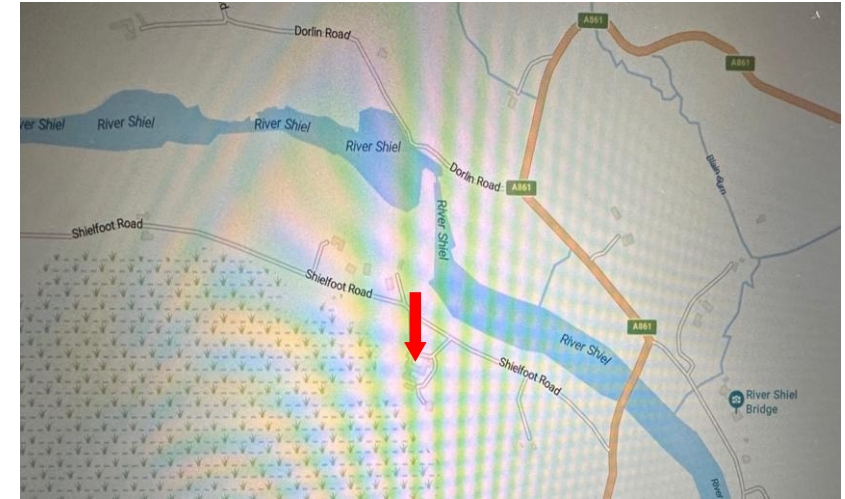
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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