



THE GLEBE | STRONTIAN | ACHARACLE | PH36 4JB

**PRICE GUIDE: £180,000**

Quietly situated in the charming village of Strontian, the sale of The Glebe forms a detached property, with detached workshop. Nestled in private garden grounds, the property enjoys views over the grounds towards the surrounding countryside. Whilst modernisation would be advantageous, the property enjoys deceptively spacious accommodation, conveniently arranged over two levels. Benefiting from mixed glazing and LPG fired central heating, the bright, dual-aspect lounge with stove is a most attractive feature, and is further enhanced by a separate sitting/dining room, kitchen, store/utility room, four bedrooms, plus a shower room and cloakroom. The addition of the detached workshop further enhances the sale. Due to the size and location, The Glebe would be ideally suited as a permanent family home, or following works, a superb self-catering opportunity in a buoyant holiday market.

The property is quietly situated at the edge of the popular village of Strontian, which is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William—an easy 45 minute commute away. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing to name but a few.

- Detached Property
- Rural Village Location with Countryside Views
- Lounge with Feature Stove
- Kitchen
- Sitting/Dining Room
- Store/Utility Room
- 4 Bedrooms
- Cloakroom & Shower Room
- Mixed Glazing & LPG Heating System
- Detached Workshop
- EPC Rating: F 28



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Entrance Vestibule

With door to store/utility room and entrance hallway.

Hallway

With doors to cloakroom, bedroom and sitting room/dining room.

Cloakroom 1.7m x 1.0m

Fitted with WC and wash hand basin.

Bedroom 4.8m x 3.4m

L-shaped, with three windows to rear frosted window to side. Fitted shelving. Hatch to loft.

Sitting Room/Dining Room 5.5m x 3.1m

With window to side. Stairs to upper level. Steps down to lounge.

Lounge 5.2m x 4.0m

With patio doors to front. Windows to front and side. Feature stove. Built-in cupboard. Door to kitchen.

Kitchen 3.5m x 2.6m

With window to front. Fitted with cream coloured kitchen units offset with laminate worksurfaces. Stainless steel sink unit. Folding door to store/utility room.

Store/Utility Room 6.3m x 2.7m

With windows to rear and side. Sink unit. Fitted kitchen units. Plumbing for washing machine. With UPVC door to entrance vestibule.

Upper Level

Landing

With doors to bedroom and shower room.

Bedroom 3.6m x 2.7m

With window to front. Built-in wardrobes.

Bedroom 2.7m x 2.7m

With window to front. Built-in wardrobes.

Bedroom 3.2m x 2.7m

With window to front. Built-in wardrobes.

Shower Room 2.6m x 1.8m

L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Walk-in cupboard.

Workshop 6.2m x 5.6m

With patio door to front. Window to side. Workbenches. Light and power.

Garden

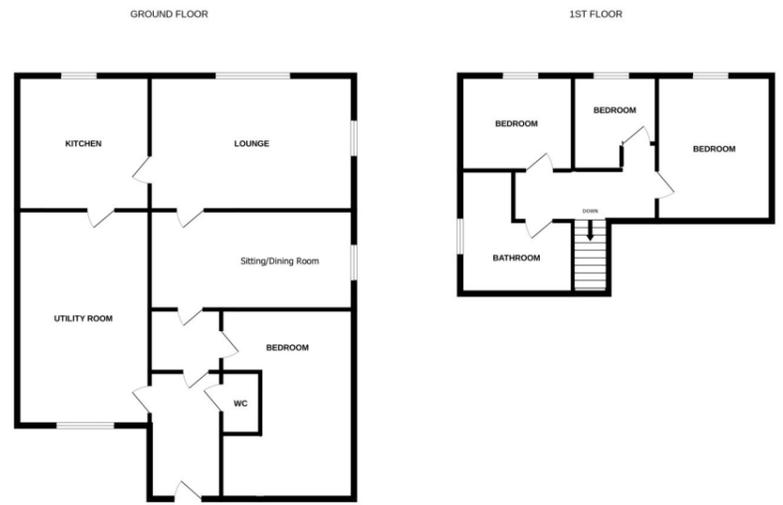
The property is accessed via a private driveway leading to a parking and turning area. The immediate grounds are laid to a natural state, offset with mature trees, shrubs and bushes. Workshop. Woodstore.

Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgorr turn left and follow the road to Strontian (around 12 miles). Travel through Strontian and turn right immediately after crossing the bridge – signposted Bellsgrove and Polloch. Continue on this road for around one mile, and just before where the road splits for Ariundle, The Glebe is located on the left hand side.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metrege CAD200

Title Plan

The area outlined red is included in the sale.



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).