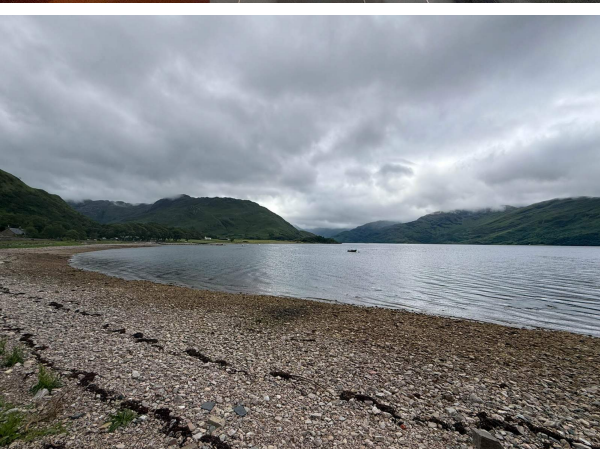




MacCuaig's Cottage, Camusbane, Arnisdale, IV40 8JL
Offers Over £190,000

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MacCuaig's Cottage, Arnisdale is a beautifully presented, recently renovated semi-detached cottage enjoying an enviable position in the picturesque crofting Township of Arnisdale.

- Semi-Detached Property
- Oil Fired Central Heating
- Wood Burning Stove
- Double Glazing
- Popular Area
- Stunning Sea & Mountain Views
- Well Maintained
- Private Garden

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band A

Property Description

Set against the dramatic backdrop of Beinn Sgritheall and overlooking Loch Hourn the property commands outstanding views across the water towards the Knoydart Peninsula.

The accommodation has been thoughtfully renovated to create a bright and welcoming home. The ground floor accommodation comprises an open-plan entrance and living area featuring a woodburning stove and patio doors that perfectly frame the spectacular loch views while providing direct access to the garden. The kitchen/diner offers a fresh, modern space for everyday living and a newly refurbished bathroom completes the ground floor. An open staircase leads to the first floor where there is a generous double bedroom with a modern en-suite shower room. The cottage benefits from underfloor oil central heating and double glazing throughout.

Externally the front lawn is mainly laid to lawn with a slabbed path. The rear garden features a concrete patio with a sheltered alcove seating area, ideal for relaxing while stone steps lead to an elevated lawn with a garden shed and the tank for the oil central heating. There is a gravelled area to the side of the house with an outside tap.

Arnisdale is a peaceful and scenic coastal community on the shores of Loch Hourn, surrounded by spectacular mountain and coastal scenery. The area is renowned for walking, wildlife and sailing while the nearby village of Glenelg provides local amenities and seasonal access to the Isle of Skye via the historic Glenelg Ferry. Offering exceptional scenery and modern comforts, MacCuaig's Cottage is equally well suited as a permanent home, holiday retreat or investment opportunity.



Lounge (27' 0.41" x 15' 5.83") or (8.24m x 4.72m)

Large open plan area incorporating the entrance area and lounge. Large glass front facing sliding doors to the front, front facing window. Staircase with vinyl and chrome covering to first floor. Wood burning stove with slate hearth set within a natural stone wall with alcove. The floors are tiled and the walls are painted. Open access to the kitchen area.

Bathroom (7' 6.16" x 5' 5.75") or (2.29m x 1.67m)

Modern, fresh bathroom. Walls and floor tiled. P shaped bath with rainfall shower and curved glass screen. Wall mounted sink and wc. Sun tunnel allows natural light to enter the room

Kitchen/Diner (13' 9.35" x 8' 7.15") or (4.20m x 2.62m)

Modern kitchen/diner with glass patio doors leading to the back garden. Window with stone sill above stainless steel sink. Wall and base units with integrated dishwasher, electric hob, oven and extractor fan. Space for white goods Floor is tiled and the walls are painted with tiles around the working area.

Bedroom (11' 11.31" x 10' 5.59") or (3.64m x 3.19m)

Open plan bedroom with Velux windows to the front and rear elevations. Floor is tiled and the walls are painted.

En Suite (6' 11.07" x 2' 9.86") or (2.11m x 0.86m)

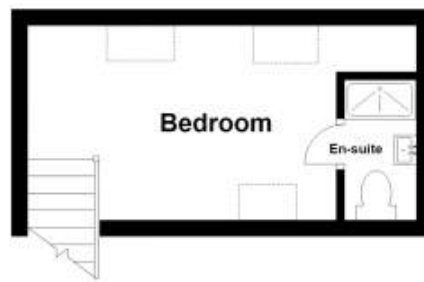
Shower cubicle with glass door and shower. Sink with storage unit, wc, heated towel rail. Floor and walls are tiled.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		65
(39-54) E			(39-54) E	54	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.