



## 19 Torr-na-Faire

Lochaline, Morvern, PA80 5XS

Guide Price £180,000

**Fiuran**  
PROPERTY

# 19 Torr-na-Faire

Lochaline, Morvern, PA80 5XS

19 Torr-na-Faire is a beautifully presented, modern & spacious semi-detached Bungalow with 3 Bedrooms. Situated in the tranquil, charming coastal village of Lochaline and with breathtaking sea views over the Sound of Mull. With private garden to the front, side & rear it would make a wonderful family home, an ideal holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Lovely semi-detached Bungalow
- Panoramic, fine open sea views
- On the beautiful Morvern peninsula
- Peaceful rural coastal location
- Porch, Hallway, Lounge, Kitchen/Diner
- Conservatory, 3 Bedrooms (1 En Suite)
- Family Bathroom and large Loft
- Double glazed windows & external doors
- Air source central heating system
- solar photovoltaic panels
- Sizeable garden with timber shed
- Council Tax banding - B
- Wonderful family home
- Within walking distance to amenities
- No onward chain



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The accommodation comprises of the entrance Porch, L-shaped Hallway, Lounge, Kitchen/Diner, Conservatory, 3 Bedrooms and family Bathroom.

The Loft is accessed via a hatch in the Hallway and may offer further development potential (subject to the relevant planning consents).

In addition to its picturesque location, nestled in the most southern tip of the Morvern Peninsula overlooking the Sound of Mull, 19 Torr na Faire is a deceptively spacious Bungalow with uPVC double glazed windows & external doors, air source heating, solar photovoltaic panels and sizeable well-maintained suntrap garden.

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

#### **APPROACH**

Via the front garden and entrance into the Porch.

#### **PORCH** 1m x 0.6m

Covered area with door leading to the Hallway.

#### **HALLWAY** 4.1m x 3.7m (max)

L-shaped with storage cupboard with plumbing, radiator, laminate flooring and doors leading to the Lounge, all 3 Bedrooms and the Bathroom.

#### **LOUNGE** 5m x 4m

Spacious room with window to the front elevation, attractive wood burning stove, radiator, laminate flooring and door leading to the Kitchen/Diner.

#### **KITCHEN/DINER** 4m x 2.7m

Fitted with a range of modern base and wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, microwave, dishwasher, freestanding fridge/freezer, bottle chiller, radiator, laminate flooring and door leading to the Conservatory.

#### **CONSERVATORY** 3.9 x 3.5m

With wrap round windows with the most spectacular sea & mountain views, special heat reducing glass roof, radiator, vinyl flooring and external French doors leading out onto a raised decking area and to the rear garden.

#### **BEDROOM ONE** 2.9m x 2.3m

With window to the front elevation, radiator and fitted carpet.

#### **BEDROOM TWO** 4m x 2.6m

With window to the front elevation, radiator and fitted carpet.

#### **BEDROOM THREE** 4.6m x 2.7m (max)

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

#### **SHOWER ROOM** 1.5m x 1.6m

With white suite comprising shower enclosure, wash basin, WC, heated towel rail, wall mounted mirrored cupboard, tiled walls and tiled flooring.



### **BATHROOM** 1.9m x 1.8m

With frosted window to the rear elevation, white suite comprising of shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, partly tiled walls and laminate flooring.

### **GARDEN**

The enclosed garden surrounds the property on 3 sides. The front garden is laid mainly with grass with a concrete path leading to the front door and to the rear of the property and is planted with mature trees, shrubs & bushes. The rear garden is again laid mainly with grass and is bounded by a variety of timber & wire fencing. There is a raised decking area which leads out from the Conservatory with ample space for dining furniture and for dining alfresco and for enjoying the majestic fine open sea & mountain views. Free parking is located nearby.

### **LOCHALINE**

Lochaline is an idyllic small rural coastal village offering a well-stocked shop, several restaurants, hotel, medical centre, primary school and harbour. Secondary schools are located either in Strontian (by road) or Tobermory (by ferry). Larger towns, Strontian, Fort William, Tobermory and Oban are within easy reach by road and ferry and offer a wider range of shops and facilities.



# 19 Torr na Faire, Lochaline



*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 B **EPC Rating:** C74

**Gross internal floor area (m<sup>2</sup>)** 100

**Local Authority:** Highland Council

**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 beaches and has an abundance of wildlife. The Sound of Mull is known for sightings of dolphins & whales and offers some of the best dive locations in Scotland. This is the perfect location for walking, sailing, kayaking, fishing, cycling, diving and many other outdoor activities.

## DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry. Turn left once over the ferry and continue for approx. 12 miles towards Strontian. Turn left at the head of Loch Sunart onto A884 signposted for Lochaline. Continue along this road for approx. 19 miles. On entering the village of Lochaline turn right in towards the village shop, continue ahead past the shop and round the corner into Torr-na-Faire, continue ahead. Number 19 is on the left-hand side and can be identified by the For Sale sign.

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 as 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](http://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.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

Dail-Uaine

Invercoe

Glencoe

PH49 4HP



## Stunning Scenery around Lochaline

