



MacPhee & Partners



GLASHVEN | KILCHOAN | ACHARACLE | PH36 4LH



GUIDE PRICE: £350,000

Situated within the highly desirable crofting community of Kilchoan on Scotland's spectacular west coast, Glashven is an attractive detached Edwardian villa set amidst beautifully landscaped garden grounds and enjoying breath-taking views across the Sound of Mull. Sympathetically modernised in recent years, the property successfully combines the elegance and character of its Edwardian heritage with the comfort and convenience of modern living. The heart of the home is a beautifully appointed solid wood kitchen, seamlessly opening into a spacious dining area, creating an ideal setting for both everyday family life and entertaining. Sliding doors lead through to a charming sitting room, where a feature stove provides a welcoming focal point and cosy atmosphere. A separate living room offers additional living space, while original fireplaces retained in the lounge and two of the bedrooms enhance the property's period appeal and timeless character. Further benefits include double glazing, oil-fired central heating, and spacious, versatile accommodation that can easily adapt to a variety of lifestyles. Whether seeking a permanent family residence, a peaceful Highland retreat, or an investment opportunity with excellent holiday letting potential, Glashven offers a rare opportunity to acquire a characterful home in one of the West Highlands' most sought-after coastal locations.

Kilchoan is a picturesque and welcoming crofting village situated on the unspoilt Ardnamurchan Peninsula, renowned for its dramatic scenery, abundant wildlife, and exceptional natural beauty. Located approximately 53 miles west of Fort William, the village enjoys a strong sense of community and offers a range of local amenities, including a new shop with fuel station and charging points, primary school, community centre, hotel, public house and café. The nearby ferry service provides regular crossings to the colourful harbour town of Tobermory, on the Isle of Mull, providing a wide range of shops. Surrounded by magnificent coastline, secluded beaches, ancient woodlands and rolling hills, the area is a haven for outdoor enthusiasts, with opportunities for walking, sailing, kayaking, fishing, wildlife watching and hill climbing all on the doorstep. This idyllic Highland setting offers an enviable lifestyle where tranquillity, spectacular scenery and community spirit combine to create an exceptional place to call home.

- Charming Edwardian Detached Property
- Stunning Views to the Sound of Mull
- Desirable Rural Location
- Beautifully Presented & In Very Good Order
- Lounge & Sitting Room
- Kitchen/Dining Room
- 4 Bedrooms & Box Room/Study
- Bathroom, Cloakroom/Utility & Shower Room
- Garden of around 0.5 Acres & Garden Shed
- Double Glazing & Oil Fired Central Heating System
- EPC Rating: E 41

MacPhee & Partners

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Accommodation Dimensions

Entrance Vestibule

With wooden double entrance door. Wooden door with glazed panel to hallway.

Hallway 2.6m x 2.5m

With stairs to upper level. Door to sitting room, kitchen/dining room and living room. Tiled flooring.

Sitting Room 3.7m x 3.6m

With two windows to front. Alcove shelving. Feature wood-burning stove with wooden overmantel, set on stone hearth. Sliding door to kitchen/dining room.

Kitchen/Dining Room 6.3m x 3.5m

With two windows to side. Doors to hallway and rear hallway. Stairs to upper bed/study area. Fitted with solid wooden kitchen units offset with wooden work surfaces. Shaws Belfast style sink. Integral dishwasher. Wood lined splashback.

Upper Study/Bedroom 3.5m x 3.5m

With Dormer window to side. Wooden flooring.

Rear Hallway

With UPVC glazed door to rear. Door to cloakroom/utility, shower room and bedroom.

Cloakroom/Utility 1.4m x 1.3m

Fitted with white WC and wash hand basin set on vanity. Plumbing for washing machine.

Shower Room 1.6m x 1.6m

Fitted with a wet walled shower cubicle with Mira shower.

Bedroom 3.3m x 3.3m

With window to side and Velux window to rear.

Living Room 4.2m x 3.7m

With two windows to front. Feature cast iron fire with wooden overmantle. Cupboard.

Upper Level

Landing

With doors to bathroom, bedrooms and box room/study.

Bathroom 2.0m x 1.5m

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

Bedroom 3.5m x 3.4m

With window to front. Feature cast iron fireplace with wooden overmantle. Walk-in wardrobe.

Box Room/Study 2.0m x 1.4m

With Velux to front.

Bedroom 3.9m x 3.4m

With window to front. Feature cast iron fireplace with wooden overmantle.

Garden

The property enjoys large, attractive garden grounds which are laid in the main to lawn, offset with mature planting and hedging. Garden shed. Wood store.

Travel Directions

From Fort William take the A82 south for 8 miles to Corran Ferry. When exiting the slipway turn left and follow the A861 to Salen for 24 miles. At Salen junction turn left, onto the B8007 to Kilchoan. When entering Kilchoan follow the road for approximately one mile. The property is located on the right hand side, is the third property on the right hand side after the old church building, and directly before Dorlinn House and the Old Golf Course. The property has a hardcore, lawn covered driveway located to the left hand side of the beautiful garden grounds, leading to a gravelled parking area to the rear.



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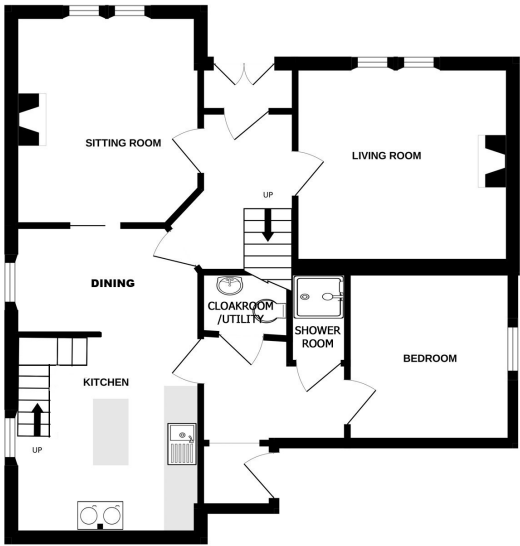


Title Plan

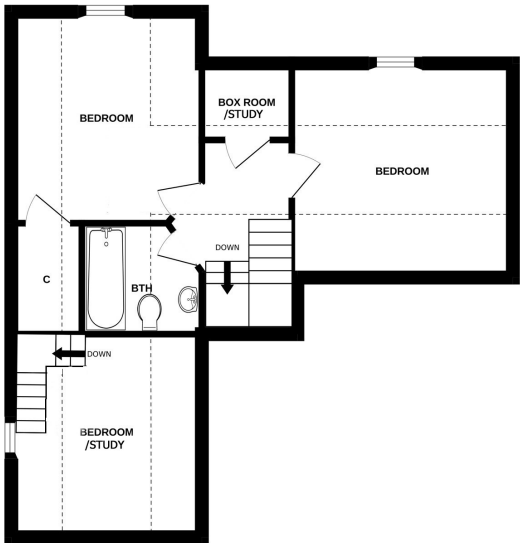
The area outlined red indicates the title for sale and equates to around 0.5 acres.



Floor Plan



1ST FLOOR



GLASHVEN, KILCHOAN

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