



DEENS | SALEN | ACHARACLE | PH36 4JN

GUIDE PRICE: £380,000

Located in an elevated position, in the desirable coastal village of Salen, the subjects of sale form a substantial detached dwellinghouse, set in generous garden grounds. With views towards Loch Sunart and the surrounding hills, Deens is in very good order, offering deceptively spacious accommodation, conveniently arranged over two levels. The property benefits from double glazing and an efficient dual fuel heating system of solid fuel and LPG central heating. Neutrally decorated throughout, the lounge with open fire, and sizeable kitchen/diner and utility room, both provide superb living space, in addition to six bedrooms, principal en-suite, a bathroom and shower room. Due to the size and location, Deens would be ideally suited as a fantastic family home, as an idyllic holiday retreat or as an investment opportunity for the buoyant holiday letting or Bed & Breakfast markets.

Deens is located in the delightful community of Salen on the Ardnamurchan peninsula, an area famed for its natural rugged beauty and wildlife. Approximately 40 miles west of Fort William, the village of Acharacle, some 3 miles away, offers local amenities such as shops, hotel, doctors surgery, post office, garage and primary school, while the secondary school is some 9 miles away in the village of Strontian. Salen itself offers a superb hotel, Jetty with pier, moorings, pontoon and shop. The property is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer.

- Spacious Detached Property
- Most Desirable Location
- Lounge with Open Fire
- Kitchen/Diner & Study
- Utility Room
- 5 Bedrooms (Principal En-suite)
- Bathroom & Shower Room
- Double Glazed Windows
- Dual Heating System - Solid Fuel & LPG Central Heating
- Generous Garden Grounds
- EPC Rating: D 58

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Accommodation

Entrance Hallway

With UPVC entrance door. Window to front. Stairs to upper level. Three built-in cupboards. Doors to lounge, kitchen/diner, utility, bathroom and bedrooms.

Lounge 5.2m x 4.2m

With windows to front and side. Feature stone fireplace with tiled hearth. Door to dining room.

Dining Room 4.5m x 4.2m

With windows to rear and side. Open to kitchen/diner.

Kitchen/Diner 4.7m x 2.6m

With window to rear. Fitted with oak effect kitchen units, offset with granite effect worksurfaces. Kenwood range cooker with chimney hood over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Door to hallway.

Utility Room 3.1m x 2.3m

L-shaped, with UPVC door and window to rear. Fitted, granite effect, worksurface. Plumbing for washing machine. Tiled flooring – with electric under floor heating. Door to shower room.

Shower Room 2.3m x 1.4m

With frosted window to rear. Fitted with modern white coloured suite of WC, wash hand

basin and wet walled shower cubicle with Mira shower. Heated towel rail. Tiled flooring – with electric under floor heating.

Bathroom 2.9m x 2.0m

L-shaped, with frosted window to rear. Fitted with white coloured suite of WC, wash hand basin and bath with Triton shower over. Tiled splashback. Heated towel rail. Laminate flooring.

Bedroom 3.7m x 2.9m

With window to side. Built-in double wardrobe.

Bedroom 3.4m x 3.0m

With window to front. Built-in double wardrobe.

Bedroom 3.2m x 2.9m

With window to front.

Upper Level

Landing

With two built-in cupboards. Access to eave storage. Doors to bedrooms and study.

Principal Bedroom 7.4m x 3.9m

L-shaped, with two Velux windows to rear and two Velux windows to front. Built-in double wardrobe. Doorway to en-suite shower room.

En-Suite Shower Room 2.0m x 2.0m

With Velux window to rear. Fitted with cream coloured suite of WC, wash hand basin and tiled shower cubicle with Mira shower. Heated towel rail. Tiled flooring.

Bedroom 3.9m x 3.5m

With two Velux windows to side. Built-in double wardrobe. Two built-in cupboards.

Study 3.9m x 3.2m

With Velux window to side. Fitted, granite effect, worksurface.

Basement

There is a basement area located to the front of the property. With light and power.

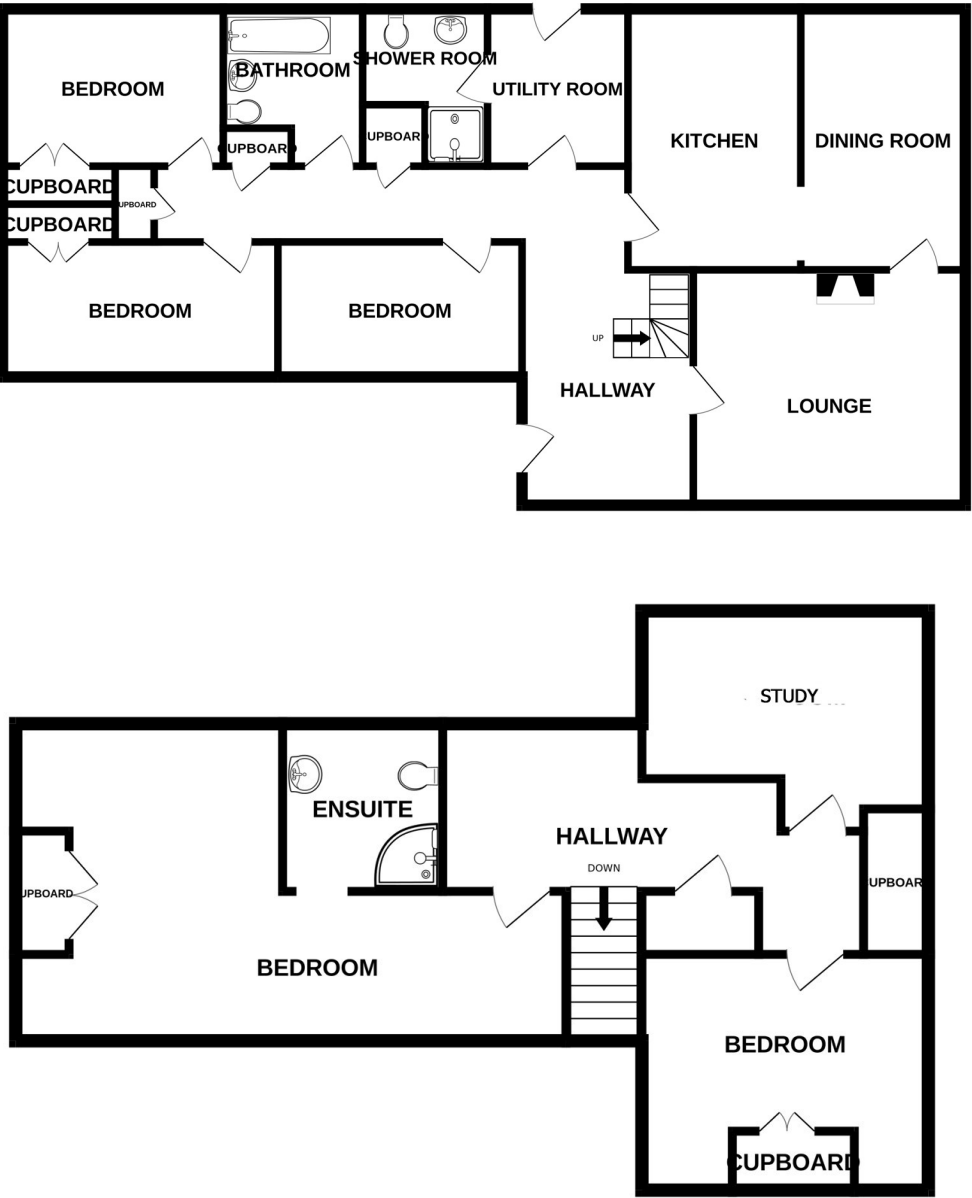
Garden

The property enjoys spacious, mature, garden grounds. A gravelled driveway provides ample parking, with the remainder of the grounds laid to lawn, offset with trees, shrubs and planting. A patio area located to the rear of the property enjoys views towards Loch Sunart. There is a vegetable garden with raised beds. A greenhouse and garden shed are included in the sale.

Note: The owners, many years ago, had planning permission granted for a detached garage with apartment above. These plans are not available and any new purchaser would require to go through their own planning process.

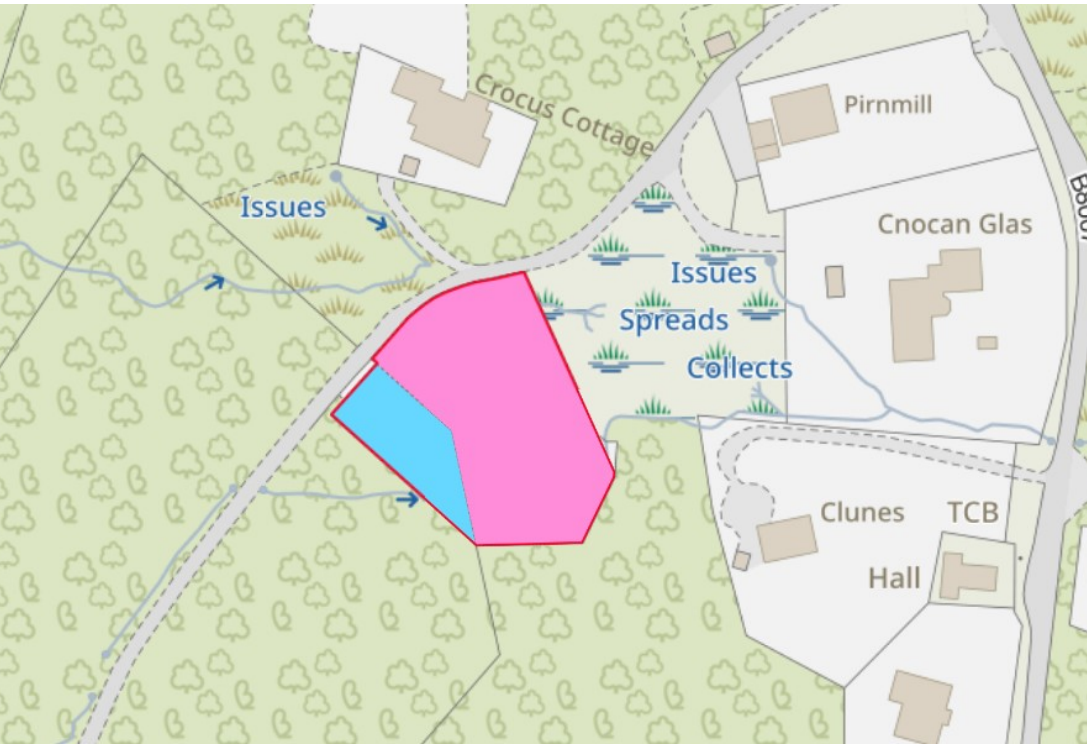


Floor Plan



Title Plan

The area outline red is included in the sale.



Travel Directions

From Fort William, travel south on the A82 to the Corran Ferry (regular daily crossings). From Ardgour, turn left and proceed on the A861 for 22 miles to Salen, turning left where signposted Glenborrodale on the B8007. Continue on the road ahead for around 1/3 of a mile, turning right directly after The Old Post Office house. The Deens is located at the third turning on the left hand side.



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 5)'.