

RANACHAN COTTAGE, NR STRONTIAN



MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £170,000

KEY FEATURES

Charming former croft house with retained character features

Peaceful rural setting near Strontian

Attractive views towards surrounding hills and nearby water

Spacious accommodation with well-proportioned rooms

Feature fireplaces adding character to the Lounge area /bedroom

Modern fitted kitchen

Garden ground to the front and side

Private driveway

Shed

Floored and insulated loft space

Excellent potential for further modernisation

Ideal as a tranquil permanent residence or holiday retreat

Council Tax Band: A

Energy Performance Rating: E:40

DESCRIPTION

This charming former croft house held within the family since the 1970s. offers a rare opportunity to acquire a property rich in character. Over the years, the home has been upgraded, a modern, well-appointed kitchen. The property enjoys attractive views towards the surrounding hillside and nearby loch, creating a truly idyllic setting. Externally, the property benefits from a private driveway and a shed for more storage (The loft area floored and insulated, offering excellent additional storage).

The property also benefits from garden grounds to the front and side, creating a peaceful outdoor space ideal for relaxation and enjoying the surroundings.

This delightful cottage would suit those seeking a tranquil rural retreat while still enjoying practical modern improvements.

The property offers excellent potential and would benefit from some modernisation.

DIRECTIONS: Ranachan Cottage, Near Strontian, PH36 4HY

From Fort William follow the directions for the Corran Ferry then turn left at Ardgour. Go through Strontian and after a few miles there is a small bridge over the Allt Mhullin which is signposted. Turn right immediately after that bridge. The cottage gate is to your left.

LOCATION/AMENITIES

The property is situated in a peaceful rural setting near the village of Strontian which is just 2 miles away. The main community within the Sunart area of Lochaber. Surrounded by stunning Highland scenery, the area offers a tranquil lifestyle with attractive views towards the hills and nearby coastline.

Strontian provides a range of local amenities including schools, shops a post office, fuel pumps, police and fire stations. A wider selection of facilities can be found in Fort William, approximately an hour's drive away, including supermarkets and transport links.

The area is renowned for its natural beauty and outdoor pursuits, with excellent opportunities for walking, cycling, fishing, and wildlife watching right on the doorstep. The nearby shores of Loch Sunart and surrounding countryside make this an ideal location for those seeking a quieter way of life within the Scottish Highlands.

The main road leads west to the Ardnamurchan Peninsula and the most westerly part of the British mainland. A wide variety of plants and animals inhabit the area.

ACCOMMODATION: Entrance, Lounge, Kitchen, Bathroom, Bedroom

ENTRANCE / HALLWAY: 3.60m x 2.48m

Spacious hallway with built-in shelving and access to the loft.



LOUNGE 3.51m x 3.54m

Lounge with an original exposed stone wall and fireplace, complete with a wood-burning stove. The room enjoys views towards the garden.



KITCHEN 2.91m x 2.13m

A spacious fitted kitchen offering a range of wall, base, and drawer units, complimented by dark square tiling around the work surfaces. The kitchen features an integrated hob with extractor fan and vinyl flooring.



BEDROOM 3.65m x 3.25m

Bright and spacious double bedroom with built-in storage and a feature fireplace.



FAMILY BATHROOM 1.97m x 1.86m

Family bathroom comprising a bath with shower above, wash hand basin, and WC, with white tiling around the bath and wash hand basin, vinyl flooring.



EXTERNAL

Garden grounds surrounding the property, mainly laid with a variety of mature trees, shrubs, hedging, and a good variety of spring and summer flowering shrubs and bulbs throughout. The garden provides a private setting with established borders and landscaped planting areas.

To the side and rear of the property there are areas of mature shrubbery and trees together with open sections and pathway.

The grounds also include a timber shed providing useful external storage.



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