



THE ROWANS | UPPER SCOTSTOWN | STRONTIAN | PH36 4JB

**GUIDE PRICE: £250,000**

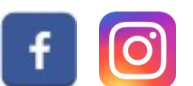
Quietly situated in the charming hamlet of Upper Scotstown in Strontian, the sale of The Rowans forms a charming detached property, situated on a prime, elevated site, with stunning uninterrupted views towards Sgurr Dhomgnuill, the highest mountain in the area. Located close to the popular residential coastal village of Strontian, on the rugged Ardnamurchan Peninsula, this deceptively spacious bungalow is further enhanced by the surrounding grounds, equating to around 0.8 acres. Offering good sized accommodation, conveniently arranged over one floor, the property comprises a lounge with dual aspect windows and multi-fuel stove, a generous dining kitchen with separate utility, three bedrooms and family bathroom. Furthermore, a detached garage is also included in the sale, plus a garden shed, making this property ideally suited as a permanent home, an idyllic holiday retreat, or an investment opportunity in the buoyant rental market.

The property is situated on the outskirts of the popular village of Strontian, which is located at the head of Loch Sunart, amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William - an easy 45 minute commute away. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing, to name but a few.



- Desirable Detached dwellinghouse
- Idyllic Rural Location with Countryside Views
- In Very Good Order & Well Presented
- Lounge with Multi-Fuel Stove
- Dining Kitchen
- Utility
- 3 Bedrooms
- Bathroom
- Double Glazing
- Dual Central Heating - Oil & Solid Fuel
- Generous Grounds of around 0.8 Acres with Shed
- Detached Garage
- EPC Rating: D 60

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## Accommodation

### Entrance Vestibule 1.2m x 1.2m

UPVC door with glazed side panel. Glazed door and side panel to entrance hallway.

### Entrance Hallway

L-shaped, with built-in cupboard. Doors to lounge, bedrooms, bathroom and dining kitchen.

### Lounge 4.9m x 3.5m

With picture window to front and window to side. Multi-fuel stove set on tiled hearth, with stone surround and wooden overmantle.

### Bedroom 3.6m x 3.6m

Slightly L-shaped, with window to side. Built-in cupboard housing hot water tank.

### Bathroom 2.4m x 1.9m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Tiled splashback.

### Bedroom 5.3m x 3.3m

Slightly L-shaped, with window to rear.

### Dining Kitchen 4.4m x 4.1m

With windows to front and side. Fitted with wooden kitchen units, offset with granite effect work surfaces. Integral Bosch double oven. Electric hob with stainless steel Electrolux chimney extractor over. Built-in cupboard housing plumbing for dishwasher. Stainless steel sink unit. Tiled splashback. Laminate flooring. Door to rear vestibule.

### Rear Vestibule 2.5m x 1.0m

With UPVC door to side. Laminate flooring. Door to utility.

### Utility 3.2m x 2.1m

With window to rear. Plumbing for washing machine. Boiler. Hatch to loft.

### Bedroom 3.9m x 3.0m

Slightly L-shaped, with window to front.



## Garden

The property is approached by a sweeping gravelled driveway up through the grounds, providing ample parking and access to the detached garage. Equating to around 0.8 acres, the grounds are laid in the main to natural lawn, offset with mature trees, shrubs bushes, and a garden shed, providing essentially a blank canvas for the successful purchaser. The top area of grounds immediately surrounding the property are fully enclosed.

## Garage 5.5m x 4.8m

With wooden doors. Light and power. Workbench.

## Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour, turn left and follow the road to Strontian A861 (around 12 miles). On entering Strontian pass the hotel and continue through the village, crossing the Strontian River. After crossing the bridge, turn right immediately - signposted Bellsgrove and Polloch. Continue ahead, where you will pass a red post box. As you approach Ariundle, bear left and continue on the road uphill, bearing right and proceed ahead. You will pass another red post box on the right hand side, The Rowans is the third property on the left hand side, immediately after Hill View & An Amharclann.

 what3words mountain.movements.return

## Floor Plan

GROUND FLOOR



## Title Plan



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 6)'.