



MCINTYRE & COMPANY
Solicitors & Estate Agents



SANDHOLM, MORAR



Substantial detached property offering spacious accommodation in West Highland Village. Excellent views.

- Owners and residents accommodation
- 3 Lounges
- 2 Kitchens
- 2 Bathrooms
- 5 Bedrooms
- Study/Office
- Oil Fired Central Heating
- Partial Double-Glazing
- Parking



OFFERS OVER £345,000

38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

Sandholm is a substantial detached dwellinghouse situated on an elevated position in the West Highland Village of Morar. A subdividing door on the first floor allows the existing owners to use part of the property as a holiday let and part as their own accommodation. Sandholm is an imposing building which has been extended by the present owners. There are excellent views over Morar Bay and the White Sands of Morar.

Many of the rooms have double-glazed windows. Oil fired central heating. There is a smoke alarm/detector system fitted.

The village of Morar is situated on the west coast of Scotland and is readily accessible from the A830 Fort William to Mallaig road known as the "Road to the Isles". The village is a short distance from Mallaig which is at the end of the Road to the Isles. Mallaig has a ferry service to the Isle of Skye.

Morar is on the world famous West Highland Railway Line, which has a steam train in the summer months.

The village of Morar has a local shop, primary school and hotel. A short distance away is Mallaig which has further shops, primary and secondary schools, fishing port and medical centre. Morar has the advantage of being served both by road and rail and benefits from the recently upgraded road link to the main district town of Fort William.

The district of Lochaber is renowned for its scenery and outdoor pursuits which include hill walking, fishing and sailing. There is a rich variety of wildlife. Near Fort William, Nevis Range provides facilities for those interested in skiing and snow boarding.

LOCATION – Sandholm, Morar, near Mallaig, PH40 4PA.

On leaving Fort William Town Centre take the A82 (Inverness road) to the roundabout at the BP Station/Ben Nevis Distillery. At that roundabout take the A830 Mallaig road. From the A830 take the second turn off for Morar. Drive into the village past Morar Motors. Shortly after Morar Motors (and just before the hotel) Sandholm is on the left.



ACCOMMODATION

Take the path through the front garden to the entrance door. Steps lead to the external door with opaque double glazed panel. The entrance porch **1.4m (4'9") x 1.7m (5'6")** has tiled floor with design. From the entrance porch a traditional wooden door with design and opaque glass panel opens into the hallway.

In the first section of the hallway there are windows to the side elevation of the house and wall mounted coat hooks. To the left the staircase with wood finish handrail leads to the first floor accommodation.

There is an internal dividing door which can be locked to separate the two sections of the first floor accommodation. The staircase which leads to the first floor accommodation is located within the section of the hallway used as the main residence by the existing owners of Sandholm.

EXISTING OWNERS ACCOMMODATION

LOUNGE **4.1m (13'7") x 4.4m (14'7")**
(at widest point)



BATHROOM 2.5m (8'5") x 1.8m (6'1")



Fitted bath with attractively coloured wet wall finish above. Also above the bath are fitted shower and folding shower screen. There is a W.C. with push button flush. Wash hand basin with shelf above, light and shaver point. Extractor fan.

STUDY/OFFICE 4.7m (15'5") x 2.2m (7'3")

This room is used by the present owners as a study/office. There are fitted shelves.

BEDROOM 2 4.7m (15'6") x 3m (9'11")



This well proportioned room is the main bedroom on the first floor. Velux window to the side elevation.

FIRST FLOOR LOUNGE
6.4m (21'2") x 3.1m (10'3")



This room is an unusual and notable feature of Sandholm. The windows to the front and sides provide stunning views. The shape of this room is reminiscent of a ship's bridge. The windows give views over the Bay of Morar, Sands of Morar and to the surrounding countryside. This spacious room has wood laminate flooring.



**ACCOMMODATION PRESENTLY USED
FOR RESIDENTS**

The connecting door in the hallway leads to the next part of the accommodation. To the right is the lounge.

In the hall there are two built-in cupboards, one with a rail and one without.

LOUNGE**5.8m (19') x 4.6m (15')**
(into the bay window)

The door with opaque glass opens from the hallway. This is a spacious light airy room with views to the front. Solid fuel fireplace with hearth. To the right of the fireplace is a built-in wood lined and shelved unit for books or display of ornaments.

KITCHEN**4.1m (13'5") x 2.1m (6'11")**

Large double-glazed windows give excellent views over the front garden and beyond. The modern wall and floor mounted kitchen units, include a three drawer unit with pan drawer. Four ring electric hob and Diplomat oven (the main oven being fan assisted) are included in the sale. There is a cooker hood with three speed fan. Space for a fridge freezer. Stainless steel sink with drainer and mixer tap. Internal door with fifteen glass panels leads into the lounge.

BEDROOM 1**3.8m (12'6") x 4m (13'2)**

This is the first bedroom which is located across from the lounge. This spacious bedroom features a fireplace which is no longer operational.

There is a built-in shelf/bookcase. There is a wash hand basin with splashback and towel rail. Window to the back elevation.

BEDROOM 2**4.1m (13'6") x 4m (13'2")**

There is a built-in cupboard with shelves. As with bedroom 1 this room also features a (ornamental only) fireplace.

BEDROOM 3**4.3m (14'1") x 4.1m (13'2")**
(at widest point)

This is a light and airy bedroom with windows to the side and front of the house. This bedroom also features a (ornamental only) fireplace.

EN-SUITE TOILET/SHOWER ROOM**2.5m (8'3") x 1.2m (3'9")**

There is a built-in shower unit with wall tiling. The shower area has doors with modesty strips. Newlec Calypso shower. W.C. and W.H.B. Extractor fan. Towel rail.

BATHROOM**2.8m (9'4") x 2.1m (7')**

Spacious bathroom with fitted bath with Triton wall mounted shower above. There is wall tiling above the bath. W.C. and W.H.B. Bathroom cabinet.

EXTERNALLY

The front garden has a variety of shrubs and plants. There is a path along the front of the house. The greenhouse, garden shed and rotary clothes drier are included.

A plan for the proposed new boundaries for the garden ground at Sandholm is available on request.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over **£345,000** are sought.



A Home Report is available from our website.

Further Particulars from and Enquiries and Offers to the Selling Agents:-

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These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.