

3 GLAS BHEIN COTTAGE, KILCHOAN, ARDNAMURCHAN PENINSULA

mcintyre & co
Solicitors & Estate Agents



Semi-detached cottage with two double bedrooms

Idyllic and scenic rural location with lovely views towards the Ardnamurchan Lighthouse and the Isle of Mull

Beautifully presented and well maintained through-out

Lounge-Diner with traditional fireplace

Oil central Heating / Double Glazing

Fully fitted Kitchen with some integrated appliances

Bright & spacious family bathroom

Fire safety compliant with interlinked smoke detectors

Energy Performance Rating D:59

Council tax band B

Tenure is Freehold

Village amenities within walking distance that include a shop, Hotel with Restaurant and Bar and a Primary School.

Vast majority of the contents is included in the sale price



GUIDE PRICE
£170,000

DESCRIPTION

McIntyre & Company are delighted to bring 3 Glas Bhein Cottage to the market.

3 Glas Bhein Cottage is an attractive and well presented semi-detached cottage that sits on the edge of the popular village of Kilchoan and enjoys lovely views towards Tobermory on the Isle of Mull, the Ardnamurchan Lighthouse and the surrounding hillsides.

Benefits of this charming cottage include oil heating supplemented by a traditional fireplace to the living room and double glazing. Numerous upgrades have been undertaken in recent years that include a replacement oil tank, a warmflow oil boiler and internal wall insulation. The cottage is also fire safety compliant. The spacious living room has large dual aspect windows that provide attractive views to the entire front elevation views. There is a modern, fitted kitchen with an integrated dish washer, double oven, hob and extractor chimney. Stainless steel panels surround the worksurface areas complimenting the appliances.

In addition to its lovely surroundings, benefits include generous living accommodation, good storage. Quality laminate flooring has been laid to majority of the cottage including the hallway, lounge-diner, kitchen and bedrooms.

Vast majority of the contents is included in the sale price.

ACCOMMODATION: Porch, Inner Hallway, Lounge-Diner, Kitchen, Utility, Two Bedroom and Family Bathroom.

DIRECTIONS 3, Glas Bhein Cottage Kilchoan, Ardnamurchan, PH36 4LH

Via the Corran Ferry: From Fort William take the A82 southbound, crossing on the Corran Ferry to Ardgour. Turn left onto the A861, continue until reaching the signposts for Salen (approx 40miles). At Salen take the B0087 until reaching Kilchoan. On reaching Kilchoan drive over the cattle grid and Glas Bhein cottages are on the right, No 3 is the third cottage from the left hand end.

LOCATION/AMENITIES

Kilchoan is the most Westerly Village on the Ardnamurchan Peninsula in fact, it is the most westerly point on mainland Britain. Ardnamurchan has some of the most spectacular scenery in Scotland. Surrounded by rugged mountains, sea lochs, coastlines and sandy beaches as well as an abundance of wildlife with the majestic red deer, golden and white-tailed sea eagles all in the vicinity. The landscape is ideal for hill and coastal walking, with walks to the summit of Ben Hiant which reaches to just 528m the highest point on the peninsula providing superb views. Other places of interest are the beautiful coastline of Sanna Bay and the Ardnamurchan Lighthouse where Dolphin, Porpoise and Minke Whale are regularly seen.

Although Kilchoan is a remote setting, there are amenities in the village that include a well stocked shop and post office, a Hotel which has a bar and restaurant, a church, a well-respected primary school and community centre. This is an established and vibrant community, many of whom support and engage in various activities at the hall and church. Activities include regular coffee mornings and lunches, fitness, yoga, badminton classes, craft, knitting and a book club to name but a few. When activities are all done you can visit the family run coffee shop serving coffee and sweet treats. There are further seasonal events to include the annual Easter egg hunt and Christmas market. There are further amenities and schools in Acharacle approx 20 miles away and regular sailings from Kilchoan to Tobermory on the Isle of Mull which has a Co-operative supermarket, excellent restaurants, bars, shops and a dentist.

The town of Oban is within reach and offers further amenities and access to the Islands via the ferry terminal.

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK” with more extensive facilities to include a hospital, mainline railway station, supermarkets and a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

Entrance 1.96m x .85m / Hallway 4.28m x 1.77m

Porch with tiled floor leads to the hallway via a further lockable door. A spacious hallway provides access to 1st floor via carpeted stairs.

Lounge-Diner 6.02m x 3.06m

Lovely bright and spacious room with French doors leading out to the garden. Traditional working fireplace.

Kitchen 3.60m x 3.48m

Fully fitted kitchen overlooking the rear garden. There is a variety of wall, drawer and base units, integrated double oven, hob, extractor chimney and dishwasher.

Utility 2.63m x 1.31m

Plumbing and electrics for white goods and houses the boiler. Access to rear garden.

Bathroom 2.27m x 1.99m

Family bathroom with shower and side screen over, W.C and wash hand basin. Fully tiled walls and floor. Attractive wall tile border coordinates with the tiled flooring. Heated towel rail.

FIRST FLOOR

Landing with store cupboard with shelving.

Bedroom 4.80m x 3.10m

Spacious room with built in cupboard with shelving. Attractive hillside and treeline views. Access to roof space.

Bedroom 4.79m x 2.84m at longest x widest points

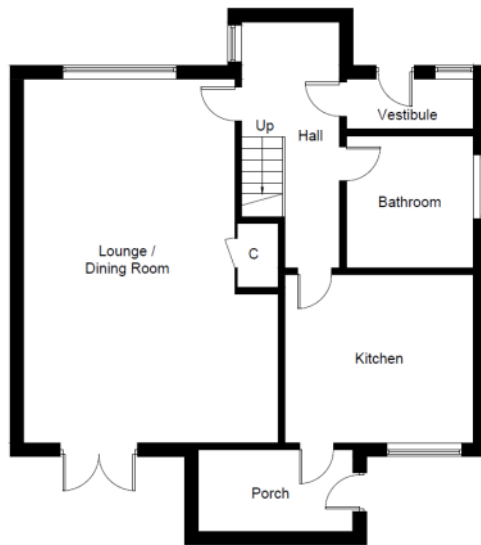
Double room with recess for free standing wardrobe. Attractive hillside and treeline views.



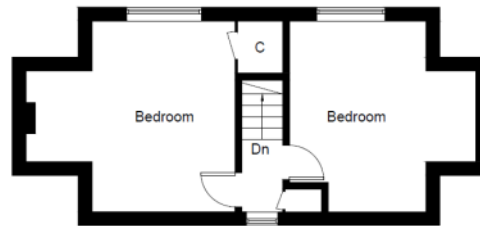
EXTERNAL

The front garden has wire & metal fence with gated access. A path leads to the front of the property where there is a patio seating area that overlooks the garden which is predominantly grass with some shrubs.

The rear garden is also predominantly grass with wooden fence and borders of shrubs and trees and a



Ground Floor



First Floor

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

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