



Tigh Na Feidh

Anaheilt, Strontian, PH36 4JA

Offers Over £225,000

Fiuran
PROPERTY

Tigh Na Feidh

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Tigh Na Feidh is a lovely detached Bungalow with 3 Bedrooms, located in the very popular and picturesque rural hamlet of Anaheilt, near Strontian. With private enclosed garden and mountain views, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Very desirable detached Bungalow
- Picturesque location with mountain views
- Porch, Hallway, Lounge, Kitchen/Diner
- Utility Room, 3 Bedrooms & Bathroom
- Large floored Loft with power & lighting
- Attractive solid fuel stove in Lounge
- Double glazed UPVC windows & doors
- Enclosed garden with poly tunnel
- 2 Timber sheds and log store
- Within walking distance of local amenities
- Wonderful family home
- No onward chain



Tigh Na Feidh is a lovely detached Bungalow with 3 Bedrooms, located in the very popular and picturesque rural hamlet of Anaheilt, near Strontian. With private enclosed garden and mountain views, it would make a wonderful family home.

The accommodation comprises entrance Porch, Hallway with 3 storage cupboards, Lounge with multi fuel stove, Kitchen/Diner, Utility Room, 3 Bedrooms and family Bathroom.

There is also a large floored Loft with retractable ladder, power and lighting.

In addition to its beautiful location, this attractive bright & spacious property benefits from double glazed windows and solid fuel central heating with back boiler.

Externally, there is a sizeable enclosed garden with polytunnel, 2 timber sheds (both with power & lighting) & a log store. The gravelled driveway offers private parking.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the enclosed front garden and entrance at the front into Porch, or at the rear into Utility Room.

PORCH 1.1m x 0.8m

With external double doors to the front elevation, laminate flooring, and open plan to the hallway.

HALLWAY 4.8m x 4m (max)

L-shaped with 3 built-in storage cupboards, radiator, laminate flooring, doors leading to the Lounge, Kitchen/Diner, Utility Room, all Bedrooms, family Bathroom and the access hatch for the Loft.

LOUNGE 5.1m x 3.5m

With dual aspect windows to the front elevation & side elevations, solid fuel stove and laminate flooring.

KITCHEN/DINER 4m x 3.7m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric range style cooker, with extractor hood over, dishwasher, space for free standing fridge/freezer, space for dining furniture, radiator, laminate flooring and window to the rear elevation.

UTILITY ROOM 2.5m x 1.8m

Fitted with base & wall mounted units, complementary work surfaces over, plumbing for washing machine, space for tumble dryer and external door leading to the rear garden.

BEDROOM ONE 3.7m x 3.1m

With dual aspect windows to the front & side elevations, radiator and fitted carpet.

BEDROOM TWO 2.7m x 2.3m

With window to the front elevation, radiator and fitted carpet.



BEDROOM THREE 3.5m x 3.1m

With window to the rear elevation, storage cupboard, radiator and fitted carpet.

BATHROOM 3m x 2.5m

With white suite comprising bath with electric shower over, WC & wash basin heated towel rail, 2 frosted windows to the rear elevation and vinyl flooring.

LOFT

The large Loft is accessed via a hatch in the Hallway with a retractable ladder. There is also power & lighting.

GARDEN

Externally, the enclosed garden surrounds the property. The front garden is bounded by a wire fence & honeysuckle hedging plants and is laid mainly with grass, with paving slab path leading to the Porch. The side & rear gardens house a polytunnel, 2 timber sheds (both with power & lighting) & a log store. This area is laid with grass. Please note that the kennel in the rear garden will be removed prior to sale. The gravelled driveway provides ample off street parking.

ANAHEILT & STRONTIAN

Anaheilt is within a few minutes' walk away from Strontian, which sits at the head of Loch Sunart. The village has a range of amenities, including a shop, hotels, café, doctor's surgery, ambulance station & paramedics, fire station, churches, 2yr - 18yr old school campus including nursery, new community owned primary school and secondary school, a community centre including gym & library, and a local post office. Further facilities and amenities are available at Fort William, just 20 miles away. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities



Tigh Na Feidh, Anaheilt



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains electricity & water
Septic Tank

Council Tax: Band D **EPC Rating:** E53

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



LOCATION

This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.

DIRECTIONS

From Fort William follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 to Strontian (approx. 12 miles). At Strontian continue through the village, proceed over the Strontian River Bridge. Turn right immediately after the bridge and follow the road signposted Bellsgrove and Polloch. Continue along this road for approx. 250 metres. Tigh Na Feidh is located on the right hand side and can be identified by the for sale sign.

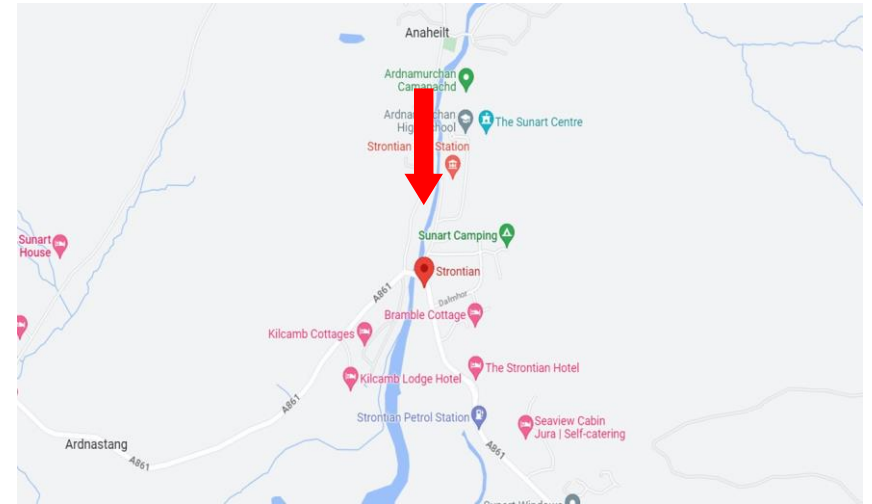
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

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