



## An T'Abhall

Camas Inas, Acharacle, PH36 4JQ

Offers Over £285,000

**Fiuran**  
PROPERTY

# An T'Abhall

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An T'Abhall is a lovely detached Bungalow with 2 Bedrooms, located in a south facing position with views towards Loch Sunart and the Morvern Hills beyond. Situated in the very popular and picturesque rural hamlet of Camas Inas, on the Ardnamurchan peninsula, it would make a wonderful family home, superb holiday home or buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Very desirable detached Bungalow
- Located in unspoilt Ardnamurchan Peninsula
- Area of natural beauty of lochs & mountains
- Recently renovated to a high standard
- Porch, Hallway, Lounge/Diner, Kitchen
- 2 double Bedroom & Shower Room
- Excellent storage including built-in wardrobes
- Large floored Loft with power & lighting
- Attractive marble fireplace in Lounge
- Double glazed UPVC windows & doors
- Air Source central heating system
- Gravelled driveway with parking
- Garage with power & lighting
- Private garden with loch views
- EPC Rating : C75
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain



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The accommodation comprises entrance Porch, Hallway with 3 storage cupboards, Lounge with lovely marble fireplace, Lounge/Diner, Kitchen, 2 double Bedrooms and Shower Room.

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

In addition to its beautiful location, this attractive bright & spacious property has recently been fully renovated to a high standard and benefits from double glazed windows & doors throughout and a newly installed air source central heating system.

Externally, the south facing garden surrounds the property and has loch & mountain views where a variety of wildlife to include deer, badgers, pine martens, otters and sea eagles have often been seen. The gravelled driveway offers ample parking.

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

#### **APPROACH**

Via the gravelled driveway and entrance at the front into Porch, or at the side into Kitchen.

#### **PORCH** 1.6m x 1.1m

With external doors & window panel to the front elevation, radiator, oak flooring and open plan to the Hallway.

#### **HALLWAY** 4.4m x 1.6m (max)

L-shaped with 3 built-in storage cupboards (1 housing the central heating system & hot water tank), oak flooring, doors leading to the Lounge/Diner, both Bedrooms, Shower Room and the access hatch for the Loft.

#### **LOUNGE/DINER** 5.9m x 3.5m

With dual aspect windows to the front & side elevations with views of Loch Sunart & the Morvern Hills from both elevations, traditional open fire with attractive marble surround set on a slate hearth, space for dining furniture, 2 radiators and oak flooring.

#### **KITCHEN** 3.5m x 2.3m

Fitted with modern base units with complementary granite work surfaces over, Belfast style sink with spray mixer tap, space for cooker, plumbing for washing machine & dishwasher, space for tumble dryer, space for free standing fridge/freezer, pantry cupboard with fitted shelves, partly tiled walls, radiator, oak flooring, widow to the rear elevation and external door leading out to steps down to the side garden.

#### **BEDROOM ONE** 4m x 3.3m

With window to the front elevation with views towards the loch & mountains beyond, 2 built-in wardrobes, radiator and oak flooring.

#### **BEDROOM TWO** 4m x 3.3m

With window to the rear elevation, 2 built-in wardrobes, radiator and oak flooring.

#### **SHOWER ROOM** 2.5m x 1.7m

With white suite comprising large walk-in shower cubicle with plumbed shower, marble topped sink stand with marble sit on washbasin & wall taps, WC, heated towel rail, extractor fan and Travertine tiled wall & flooring.



### LOFT

The large Loft, accessed via a hatch in the Hallway, is fully insulated and with power & lighting.

### GARAGE

With double wooden doors to the front elevation, window to the side elevation, power, lighting and concrete flooring.

### GARDEN

Externally, the garden surrounds the property being laid partly with grass and partly with gravel. There is ample space for garden furniture, the perfect place to sit, relax, dine alfresco and for enjoying the views. There is a Totem pole with various bird trays/houses encouraging a large variety of wildlife to the garden. The gravelled driveway providing ample parking.

### ADDITIONAL GROUND

There may be an opportunity for the successful purchaser to purchase extra land under separate negotiation directly with the seller.

### ARDNAMURCHAN

The Ardnamurchan Peninsula is an area of unspoilt natural beauty with mountains, lochs, wonderful beaches and an abundance of wildlife. It is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Local facilities include hotels, restaurants (including the 13<sup>th</sup> Century award winning Kilchoan Castle) and village shop which are in the neighbouring village of Salen and where the "Fish Man" calls weekly. The famous Ardnamurchan distillery is nearby along with Glenborrodale Castle & Garden Centre, post office, churches, doctors surgery and a Nursery & primary school. The secondary school is located in Strontian where further amenities are also available.



# An T'Abhall, Camas Inas



*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, private water supply & private septic tank  
High speed fibre broadband and very good mobile telephone reception available

**Council Tax:** Band D **EPC Rating:** C75

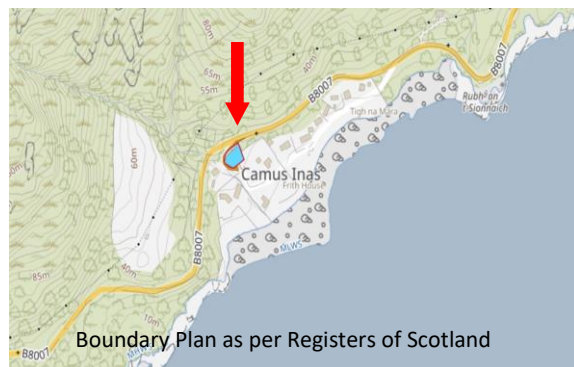
**Local Authority:** Highland Council

**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

Ardnamurchan (headland of the great seas) is the most western part of the British mainland, extending west from Salen out to Ardnamurchan Point and its famous lighthouse. The area is beautifully unspoilt, wild & remote, and renowned for its abundance of wildlife and white sandy beaches.. Its rocky northern coast, bounded at the East and West by the beaches of Ardtoe and Sanna Bay is designated as a National Scenic Area because of its outstanding scenery and landscape. Its southern edge makes up the north shore of Loch Sunart, the longest sea loch in the Highlands. This is the perfect location for walking, climbing, sailing, kayaking, fishing, open water swimming, cycling and many other outdoor activities.

## DIRECTIONS

From Fort William take the A82 South for approx. 8 miles to Corran. Take the Corran Ferry over to Ardgour. At Ardgour turn left onto the A861 to Salen. At Salen turn left at the main junction signposted for Glenborrodale B8007. Continue along this road for approximately 3.5 miles, passing through the RSPB reserve. Go past the first sign for Camas Inas passing by the post box. Turn left after the post box and follow the track down the hill. An T'Abhall is the bungalow on the left 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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