

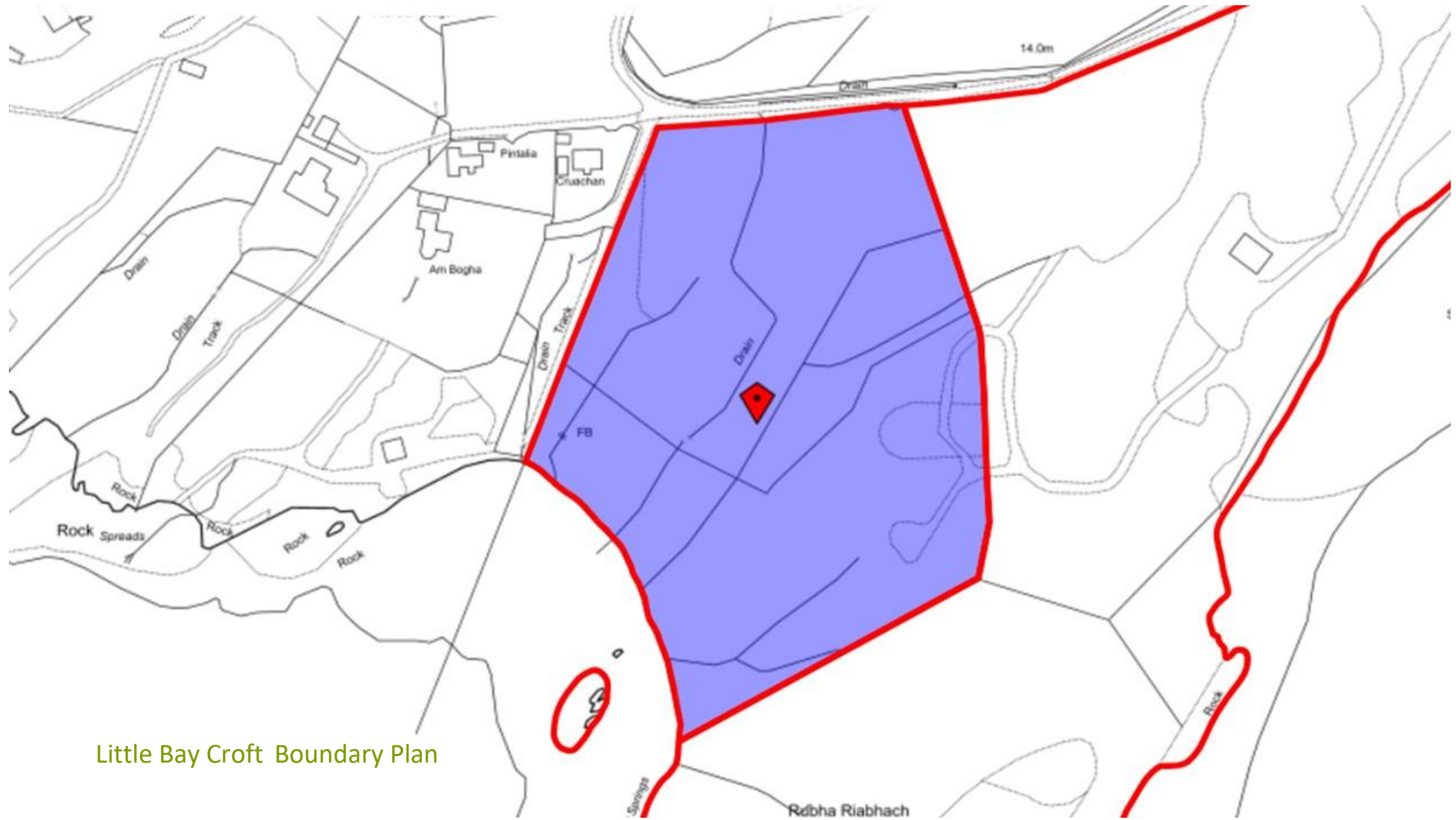


Owner occupied Croft – Little Bay Croft

North Shian, Appin, PA38 4BA

Offers Over £200,000

Fiuran
PROPERTY



Little Bay Croft Boundary Plan

Owner occupied Croft – Little Bay Croft

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The subjects of sale presents a very rare opportunity to purchase a much sought-after owner occupied Croft, extending to approximately 2.8 hectares (6.92 acres). Located in the picturesque semi-rural village of North Shian, set in a stunning position, the Croft boasts unrestricted panoramic views across Loch Creran and with direct access to the shore of Loch Creran.

The extensive level Croft is shown detailed on the plan on page 2 and is registered on The Croft Registration under Croft Number C9645 and Crofting Commission Number A2044.





The smart way to buy & sell property in and around Fort William

GENERAL INFORMATION

Services: Electricity & water connections nearby. Septic tank required.

Local Authority: Argyll & Bute 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.

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

Viewing: Viewing is strictly by appointment through the selling Agent due to livestock on site. Cattle & horses will be removed prior to sale.



DIRECTIONS

From Fort William, travel south on the A82 for approx. 12 miles. At the roundabout after the Ballachulish Bridge, take the first exit sign posted for Oban (A828). Continue on this road for approx. 15 miles, continue through the village of Appin, passing the church and village hall, at the top of the hill turn right, signposted for North Shian. Continue on this road for approx. 2.2 miles At the T junction turn left and continue for approx. 3/4 mile. The Croft 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.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.



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