



Cultalla

Acharacle, PH36 4JL

Offers Over £380,000

Fiuran
PROPERTY

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Cultalla is a beautifully presented detached Bungalow with 3 Bedrooms, located in a south facing position with stunning unrestricted views overlooking Loch Shiel. With private jetty and direct access to the shore and situated in the picturesque village of Acharacle, on the Ardnamurchan peninsula, it would make a wonderful family home, superb holiday home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Well-presented detached Bungalow
- Located on unspoilt Ardnamurchan Peninsula
- Unrestricted loch & mountain views
- Recently renovated to a high standard
- Porch, Lounge, Dining Room, Kitchen
- Sitting Room, Shower Room, Inner Hall
- 3 Bedrooms and family Bathroom
- Excellent storage including built-in wardrobes
- Attractive log burner in Lounge
- Double glazed UPVC windows & doors
- Oil fired central heating system
- Contents available under negotiation
- Gravelled driveway with ample parking
- Double garage & Store with power & lighting
- Substantial enclosed garden with loch views
- Private jetty with access to the shore
- Fantastic lifestyle opportunity
- No onward chain



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The accommodation comprises of the covered Porch, Lounge which is semi-open plan to the Dining Room and Kitchen, Sitting Room, Shower Room, Inner Hall, 3 Bedrooms and family Bathroom. There is also a large insulated Loft.

Cultalla also offers a double Garage with storage area to the rear, both with power & lighting.

In addition to its beautiful & peaceful location, this attractive bright & spacious property has been lovingly renovated to a high standard and benefits from double glazed windows & doors throughout

Externally, the enclosed secluded well-established extensive garden has unrestricted panoramic views. The garden is laid mainly with grass offset with gravel paths & driveway, The garden is planted with mature trees, shrubs, bushes & seasonal planting. There is a raised decked area to the front and a second decked area to the rear, offering perfect places to sit, relax and enjoy the wonderful views. The gravelled driveway provides ample private parking for multiple vehicles.

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

APPROACH

Via the driveway, entrance via the raised decked area & Porch into the Lounge or at the rear of the property into the Sitting Room.

LOUNGE 8.1m x 7.7m (max) including Dining Room

Bright and spacious room with dual aspect windows to the front & side elevations, attractive wood burner stove, large storage cupboard, radiator, wooden flooring, semi open-plan to the Dining Room and door leading to the Sitting Room.

DINING ROOM

With dual aspect windows to the side & rear elevations with amazing views over Loch Shiel and mountains beyond, radiator, wooden flooring and semi-open plan to the Kitchen.

KITCHEN 3.5m x 3.1m

Fitted with modern white gloss base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor chimney hood over, integrated fridge/freezer, dishwasher, washing machine, wooden flooring, widow to the rear elevation looking out over Loch Shiel and door leading to the Sitting Room.

SITTING ROOM 3.8m x 2.8m

With external door leading out to the garden, window to the rear elevation, built-in cupboard, radiator, wooden flooring and doors leading to the Shower Room and Inner Hall.

SHOWER ROOM 2.8m x 1.5m

With white suite comprising large walk-in shower cubicle, wash basin with mirror over, WC, heated towel rail, frosted window to the rear elevation and tiled flooring.

INNER HALL

With wooden flooring, doors leading to all 3 Bedrooms & the family Bathroom and the access hatch for the Loft.



BEDROOM ONE 3.7m x 2.7m (max)

With window to the front elevation, built-in wardrobe, radiator and wooden flooring.

BEDROOM TWO 4.1m x 3.7m (max)

With window to the front elevation, built-in wardrobe, radiator and wooden flooring.

BEDROOM THREE 4m x 2.7m

With window to the rear elevation with outstanding loch & mountain views, built-in wardrobe, radiator and wooden flooring.

BATHROOM 2.6m x 1.7m

With white suite comprising bath with shower over, wash basin with wall mounted mirror, WC, heated towel rail, frosted window to the rear and tiled flooring.

GARAGE

With 2 up and over metal doors to the front elevation, window to the side elevation, further single door to the rear elevation, storage area to the rear of the garage with single door for access, both the garage & storage area have power, lighting and concrete flooring.

ACHARACLE

Acharacle is a semi-rural community on the Ardnamurchan peninsula. Local amenities include a village shop, tea room, hotel, doctors, post office, and primary school. The secondary school is in the village of Strontian 6 miles away. Larger shops, services and amenities can be found in Fort William. This area is renowned for its natural beauty. It is 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.





Cultalla, Acharacle



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 & drainage
High speed fibre broadband and very good mobile telephone reception available

Council Tax: Band **EPC Rating:** D57

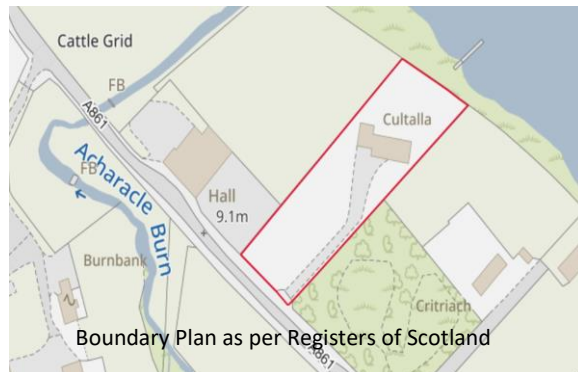
Local Authority: Highland Council

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, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and the ferry to Tobermory on the Isle of Mull sails from Kilchoan.

DIRECTIONS

From Fort William on A82 North turn left onto A830 signposted for Mallaig. Continue to Lochailort, turn left onto A861. Continue on this road for approx. 16 miles. Continue over the bridge at River Shiel. Pass the village hall on the left, Cultalla is the next property on the left hand side and can be identified by the for sale sign. Or if travelling from Glasgow on A82 North cross on the Corran Ferry over to Ardgour. Turn left once over the ferry and continue through Strontian, passing through Acharacle Village, passing the Loch Shiel Hotel on the right, Cultalla is located just a short distance from the hotel on the right hand side and can be identified by the for sale sign.

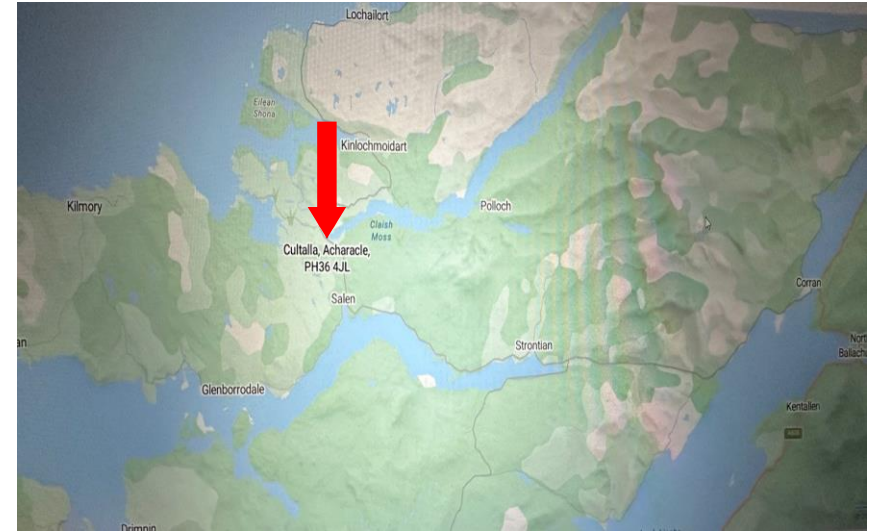
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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