



Hillside

Portuairk, Kilchoan, Acharacle, Argyll, PH36 4LN

Offers Over £375,000

Fiuran
PROPERTY

Hillside

Portuairk, Kilchoan, Acharacle, Argyll, PH36 4LN

Hillside is a beautifully presented & spacious detached Bungalow with 3 Bedrooms. Situated in a stunning elevated position, benefitting from panoramic views across the adjacent white sandy beach towards the Small Isles and the Atlantic. With private well-maintained garden and located in the picturesque desirable township of Portuairk, on the Ardnamurchan peninsula, Hillside would make a wonderful family home, superb holiday home, or an idyllic buy to let investment.

Special attention is drawn to the following:-

Key Features

- Modern spacious detached Bungalow
- Breathtaking sea views towards the Small Isles
- Stunning tranquil and scenic rural location
- In excellent order and in walk-in condition
- Porch, Hallway, Lounge, open-plan Kitchen/Diner
- Utility Room, Shower Room, 3 double Bedrooms
- Family Bathroom and large Loft
- Excellent storage throughout
- White goods included in sale
- Attractive log burner stove in Lounge
- Double glazed windows & oil fired central heating
- Well-maintained garden with timber shed
- Raised decking area to front overlooking the sea
- Driveway with private parking
- Perfect family home or ideal holiday home
- Extra ground may be available to purchase under separate negotiation



Hillside is a beautifully presented & spacious detached Bungalow with 3 Bedrooms. Situated in a stunning elevated position, benefitting from panoramic views across the adjacent white sandy beach towards the Small Isles and the Atlantic. With private well maintained garden and located in the picturesque desirable township of Portuairk, on the Ardnamurchan peninsula, Hillside would make a wonderful family home, superb holiday home, or an idyllic buy to let investment.

The accommodation comprises of the Entrance Porch, L-shaped Hallway, Lounge, open-plan Kitchen/Diner, Utility Room, Shower Room 3 double Bedrooms (2 with built-in wardrobes) and family Bathroom. There is also a large Loft, which may offer further development potential (subject to the relevant planning consents).

Hillside offers a rare opportunity to acquire a superb family home or business opportunity in one of the most scenic and tranquil coastal areas that the West Highlands has to offer.

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

APPROACH

Via the shared bell mouth leading to driveway, through to the gated garden and entrance at the front via the raised decking into the Hallway or at the rear into the Utility Room.

PORCH 2.2m x 1.5m

With external door to the side elevation, window to the front elevation with views over the bay and beyond, laminate flooring and door leading to the Hallway.

HALLWAY 8m x 4.2m (max)

L-shaped with 2 storage cupboards, 2 radiators, laminate flooring and doors leading to the Lounge, Kitchen/Diner, all 3 double Bedrooms and the modern family Bathroom.

LOUNGE 4.9m x 4.6m (max)

Bright & spacious room with dual aspect picture windows to the front & side elevations taking full advantage of the wonderful views, attractive log burning stove set on a marble hearth with wooden mantle surround with feature side tiles, 2 radiators and laminate flooring.

OPEN-PLAN KITCHEN/DINER 9.1m x 3.1m

Fitted with modern light grey gloss base & wall mounted units with complementary work surfaces over, Range style electric cooker with 5 ring Lpg gas hob, splashbacks, stainless steel extractor hood over, ceramic sink & drainer, dishwasher, fridge/freezer, ample space for dining furniture, radiator, dual aspect windows to the side & rear elevations, laminate flooring and doors leading to the Utility Room and Shower Room.



UTILITY ROOM 2.8m x 1.9m

Fitted with modern light grey gloss base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, splashbacks, radiator, window the rear elevation, laminate flooring and external door leading to the rear garden.

SHOWER ROOM 3m x 1.2m

With white suite comprising walk-in shower cubicle, WC & wash basin set in a vanity unit, heated towel rail and laminate flooring.

BEDROOM ONE 3.6m x 3.5m

With window to the front elevation with views towards the beach, sea & islands beyond, built-in wardrobes, radiator and laminate flooring.

BEDROOM TWO 3.6m x 2.8m (max)

With window to the front elevation looking out towards the beach, sea & islands, built-in wardrobes with sliding doors, radiator and laminate flooring.

BATHROOM 2.3m x 2.2m

With white suite comprising free standing bath, WC & wash basin set in a vanity unit, wall mounted mirror, heated towel rail, frosted window to the side elevation, partly tiled walls and cushioned flooring.

BEDROOM THREE 4.8m x 3.1m

With window to the rear elevation, radiator and laminate flooring.



LOFT

The large Loft is accessed via a hatch in the Hallway and is floored with power & lighting. There are 2 Velux windows to the front elevation & 2 further Velux windows to rear elevation. The Loft may offer development potential (subject to the relevant planning consents).

GARDEN

The well-established garden surrounds the property and is bounded partly by a mixture of hedging plants and timber fences. The front garden is laid with grass and has an attractive raised decking area which overlooks the white sandy beach, sea and Islands beyond, this is the perfect place for relaxing, dining alfresco and enjoying the remarkable views. The rear & side gardens are laid with grass offset with paving slab patios which offer further areas for garden furniture. There is a timber shed housed in the rear garden which has power & lighting and a concrete base. The driveway provides ample parking.

PORTUAIRK

Portuairk is one of the most westerly settlements on the British Mainland. The picturesque crofting township is situated on the unspoilt Ardnamurchan peninsula is renowned for its natural beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. Overlooking Sanna Bay, the village is popular with walkers and scenery enthusiasts, with views of Skye and the Small Isles – Rum, Eigg, and Muck. The popular Ardnamurchan Lighthouse & museum is just 2 miles away. The nearby village of Kilchoan is approximately 4 miles away and has a shop/Post Office, petrol station, primary school, Community Centre and various other amenities. There are ferry link to the Isle of Mull.



Hillside, Portuairk



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 to shared septic tank. Oil tank. LPG bottles for cooker hob.

Council Tax: Band D **EPC Rating:** D66

Local Authority: Highland Council

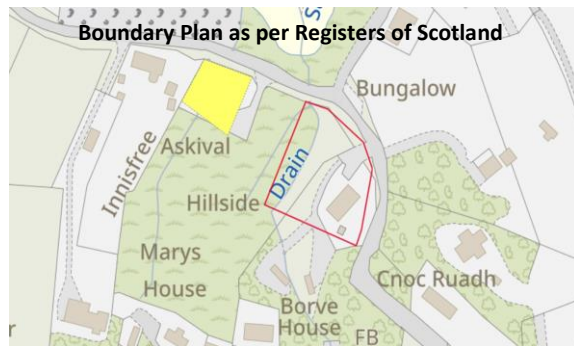
NB – sellers will be taking the name Hillside with them, giving the new owners the opportunity to name their new home.

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 take the A82 south for 8 miles to Corran Ferry. Continue over the ferry over to Ardgour. At Ardgour turn left and follow the A861 for 24 miles to Salen. At Salen turn left onto the B8007 signposted to Kilchoan, continue for approximately 18 miles. At Kilchoan follow the road ahead, turn right where sign posted Portuairk. At Achosnich, continue ahead to Portuairk. Follow the road down the hill, Hillside is the last property on the left hand side.

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

T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP



The smart way to buy & sell in and around F

Sanna Bay and the outstanding
surrounding countryside



Nearby Ardnamurchan Lighthouse

