



Torwood Cottage

Shielfoot, Acharacle, PH36 4JZ

Guide Price £150,000

Fiuran
PROPERTY

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Torwood Cottage is a very desirable, traditional detached Crofters Cottage, situated in an elevated South facing position overlooking the River Shiel and with lovely mountain views beyond. Although the property would benefit from upgrading, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Detached Crofter's Cottage
- Beautiful, peaceful and rural location
- South facing with views above River Shiel
- Panoramic mountain scenery
- Entrance Hall with Utility Area, Hallway, Lounge
- Kitchen, double Bedroom and Bathroom
- Attractive multi-fuel stove in Lounge
- Private sizable enclosed garden
- Timber shed in side garden
- Fantastic lifestyle opportunity
- Wonderful family home
- Ideal buy-to-let investment
- No onward chain



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The accommodation comprises of the entrance Hall with Utility Area, Hallway, Lounge, Kitchen, double Bedroom and Bathroom. There is also a Loft.

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

APPROACH

Via the gated front garden and entrance into the Hall.

HALL 2.5m x 1m

With external door to the side elevation, window to the opposite side elevation, plumbing for washing machine, fitted carpet, semi-open plan to the Hallway and door leading to the Bathroom.

HALLWAY 2m x 1.2m

With radiator, semi-open plan to the Kitchen, fitted carpet, and doors leading to the Lounge and the Bedroom.



KITCHEN 2.7m x 2m

With window to the rear elevation, base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, freestanding fridge/freezer and vinyl flooring.

LOUNGE 4.2m x 3.3m

With dual aspect windows to the front & side elevations, multi-fuel stove (with back boiler) set in a wooden surround & tiled hearth and laminate flooring.

BEDROOM 4.2m x 3.4m

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

BATHROOM 2.4m x 1.8m

With white suite comprising bath with shower over, WC & wash basin, frosted window to the front elevation and fitted carpet.

GARDEN

The generous garden grounds are laid mainly with grass and surround the property, bounded with a mixture of wire fencing, shrubs & bushes. There is parking to the front of the garden.

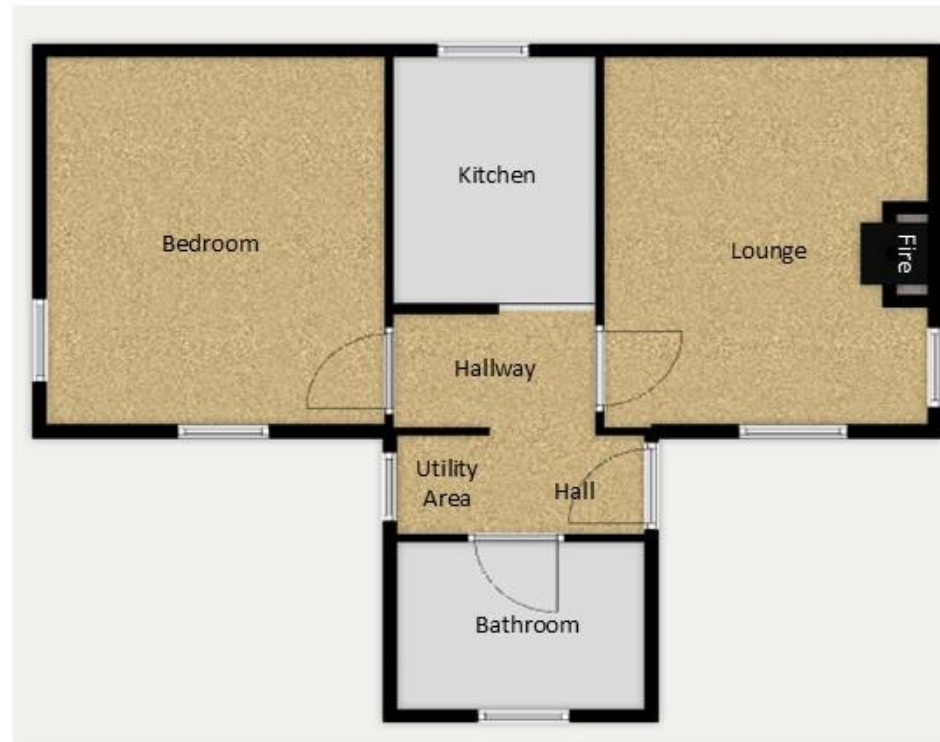


SHIELBRIDGE

The small hamlet of Shielbridge is just 1 mile from Acharacle, 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 12 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.



Torwood Cottage Shielfoot



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 water & electricity. Shared septic tank.

Council Tax: Band A **EPC Rating:** E40

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.

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 17 miles. Cross over the bridge at River Shiel. Take first right signposted for Shielfoot. Torwood Cottage is approx. 1 mile down this road on the left 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. Shielfoot is on the left continue with directions as above.

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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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PROPERTY

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