



4 Torr-na-Faire

Lochaline, Morvern, PA80 5XS

Guide Price £135,000



Fiuran
PROPERTY

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4 Torr-na-Faire is a very desirable 2 Bedroom semi-detached Bungalow. Situated in the tranquil, charming coastal village of Lochaline. With sizeable garden and driveway, it would make a wonderful family home, ideal holiday home, or perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom semi-detached Bungalow
- On the beautiful Morvern peninsula
- Peaceful rural coastal location
- Porch, Hallway, Lounge, Kitchen/Diner
- Rear Porch, 2 Bedrooms and Bathroom
- Large Loft with development potential
- Double glazed windows
- Oil fired central heating
- Sizeable garden with timber shed
- Private driveway with off street parking
- Council Tax banding - B
- Wonderful family home
- Within walking distance to amenities
- Vacant possession with on onward chain



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The accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen/Diner, rear Porch & Store, 2 double Bedrooms and family Bathroom.

The Loft is accessed via a hatch in the Hallway and may offer further development potential (subject to the relevant planning consents).

In addition to its beautiful location, nestled in the most southern tip of the Morvern Peninsula overlooking the Sound of Mull, 4 Torr na Faire is a deceptively spacious property with double glazed windows, oil fired central heating and sizeable well-maintained suntrap garden to the front and rear of the property. The gravelled driveway provides off street parking.

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

APPROACH

Via the front garden and entrance into the Porch.

PORCH 1m x 0.6m

With external double doors to the front elevation, concrete flooring and internal door leading to the Hallway.

HALLWAY 4.3m x 2m (max)

With window to the front elevation, 2 storage cupboards, radiator, fitted carpet and doors leading to the Lounge, both Bedrooms and the Bathroom.

LOUNGE 4.3m x 4.1m

Spacious room with window to the front elevation with partial sea views, multi fuel stove, 2 radiators, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.1m x 2.4m

With window to the rear elevation looking over the rear garden and countryside beyond, range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, electric grill, electric hob with extractor hood over, breakfast bar, radiator, cushioned flooring and door leading to the rear Porch & Store.

REAR PORCH & STORE 2.1m x 1.9m

With central heating boiler, tiled flooring, and external door leading to the rear garden.

BEDROOM ONE 3.2m x 3.1m (max)

With window to the front elevation, radiator and fitted carpet.

BEDROOM TWO 3.6m x 3.3m

With window to the rear elevation, radiator and fitted carpet.



BATHROOM 2.2m x 1.5m

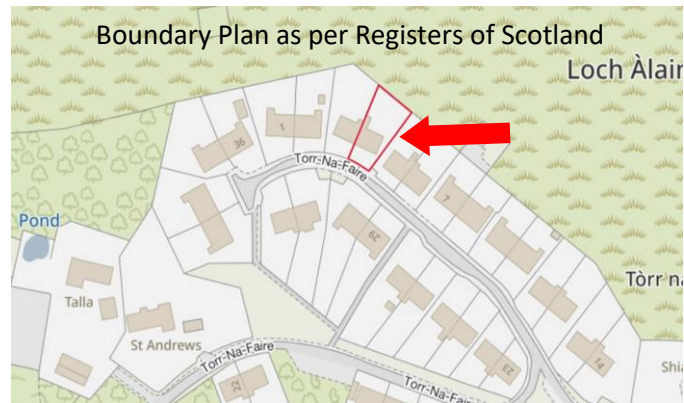
With frosted window to the rear elevation, white suite comprising of bath with electric shower over, wash basin & WC, radiator, tiled wall, and fitted carpet.

GARDEN

The front garden is laid partly with grass and partly with gravel and offers a driveway for off street parking. A timber gate leads to a paved path for access to the enclosed side & rear garden. The sizable garden to the rear is laid with grass and is bounded by a variety of timber & wire fencing. The rear garden houses a timber shed with power & lighting and the oil tank.

LOCHALINE

Lochaline is an idyllic small rural coastal village offering a well-stocked shop, several restaurants, hotel, medical centre, primary school and harbour. Secondary schools are located either in Strontian (by road) or Tobermory (by ferry). Larger towns, Strontian, Fort William, Tobermory and Oban are within easy reach by road and ferry and offer a wider range of shops and facilities.



4 Torr na Faire, Lochaline



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 & drainage. Oil tank

Council Tax: Band B **EPC Rating:** E48

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 beaches and has an abundance of wildlife. The Sound of Mull is known for sightings of dolphins & whales and offers some of the best dive locations in Scotland. This is the perfect location for walking, sailing, kayaking, fishing, cycling, diving and many other outdoor activities.

DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry. Turn left once over the ferry and continue for approx. 12 miles towards Strontian. Turn left at the head of Loch Sunart onto A884 signposted for Lochaline. Continue along this road for approx. 19 miles. On entering the village of Lochaline turn right in towards the village shop, continue ahead past the shop and round the corner into Torr-na-Faire. Number 4 is on the left hand side. and can be identified by the For Sale sign.

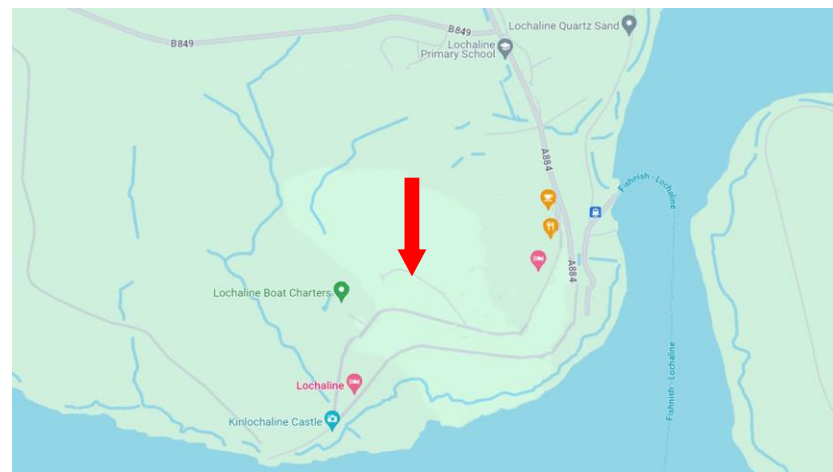
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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T: 07471 783 721

E: kelie@fiuran.co.uk

**Dail-Uaine, Invercoe,
Glencoe, PH49 4HP**

Stunning Scenery of Lochaline

