



18 Torr-na-Faire

Lochaline, Morvern, PA80 5XS

Guide Price £150,000

Fiuran
PROPERTY

18 Torr-na-Faire

Lochaline, Morvern, PA80 5XS

18 Torr-na-Faire is a very desirable & spacious semi-detached Bungalow with 3 Bedrooms. Situated in the tranquil, charming coastal village of Lochaline and with breathtaking sea views over the Sound of Mull. With private garden & driveway, it would make a wonderful family home, an ideal holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Semi-detached Bungalow
- Panoramic sea views
- On the beautiful Morvern peninsula
- Peaceful rural coastal location
- Porch, Hallway, Lounge, Kitchen
- Conservatory, 3 Bedrooms, Shower Room
- Large Loft with development potential
- Double glazed windows
- Oil fired central heating
- Sizeable garden with timber shed
- Council Tax banding - B
- Wonderful family home
- Within walking distance to amenities
- Vacant possession with no onward chain



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The accommodation comprises of the entrance Porch, L-shaped Hallway, Lounge, Kitchen, Conservatory, 3 Bedrooms and family Shower Room.

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, 18 Torr na Faire is a deceptively spacious Bungalow with double glazed windows, oil fired central heating and sizeable well-maintained suntrap garden to the front, side and rear. The private 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 4.4m x 4.1m (max)

With storage cupboard, radiator, fitted carpet and doors leading to the Lounge, all 3 Bedrooms and the Shower Room.

LOUNGE 5m x 4m

Spacious room with window to the front elevation, feature electric fire, 2 radiators, fitted carpet and door leading to the Kitchen.

KITCHEN 4m x 2.7m

With window to the rear with wonderful sea views, fitted with a range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, dishwasher, freestanding fridge/freezer, plumbing for washing machine, radiator, tiled flooring and door leading to the Conservatory.

CONSERVATORY 3.7 x 2.7m

With wrap round windows with the most spectacular sea & mountain views, radiator, vinyl flooring and external door leading to the rear garden.

BEDROOM ONE 3m x 2.3m

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

BEDROOM TWO 4.1m x 2.6m

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

BEDROOM THREE 4.6m x 3.9m

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



SHOWER ROOM 1.9m x 1.7m

With frosted window to the rear elevation, white suite comprising of shower enclosure with electric shower, wash basin set in a vanity unit, WC, heated towel rail and tiled flooring.

GARDEN

The enclosed garden surrounds the property on 3 sides. 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.



18 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:** 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 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, continue ahead. Number 18 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.



Fiuran

PROPERTY

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Stunning Scenery of Lochaline

