

SOMERLED, ROSHVEN

PRICE GUIDE £395,000 TO INCLUDE CONTENT

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- ◆ Detached, four bedroom family home
- ◆ Situated in the stunning location of Roshven, an area of outstanding beauty
- ◆ Well maintained and in good order through-out
- ◆ Energy Performance Rating D-64

LOCATION/AMENITIES:

Roshven is a township on the coast between the Sound of Arisaig and Lochailort on the A861. It has the most outstanding scenery and coastline with Rois-bheinn the most dominant of mountains in the area towering to 2894ft. There is also an abundance of outdoor activities on offer to include Fishing, Stalking, Sailing, Walking and Wildlife with Eagles, Red Deer and Otter all in the vicinity with quiet beaches within 5 minutes walk of the properties.

The nearby village of Glenuig is just three miles away where there is a small shop, a beautiful beach, an established and vibrant community hall, many of whom support and engage in various activities to include local seashore and lantern festivals, treasure hunts, dances, concerts, and traditional talks. The hall is also available for private hire events and functions. Glenuig Inn provides accommodation, a bar and restaurant.

Fort William is the largest nearby town approximately 33 miles away, Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK”. There is a variety of shops and super-markets, a library, museum, tourist information centre, and railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

DIRECTIONS:

From Fort William, follow the A82 North until you reach the BP Roundabout/Distillery turn left onto the A830. Follow the A830 passing through Glenfinnan. At Lochailort junction turn left onto the A861. Continue along A861 for approximately 4.5miles, pass the road sign for Roshven and continue past Roshven Farm. Take the 1st right signed East Lodge into the driveway bearing right for Somerled.

Set in a beautiful location on the West Coast of Scotland at Roshven, between Lochailort and Glenuig with views towards Loch Ailort and the Ardnish peninsular and within 5 minutes walk on the Loch Shores and quiet beaches. This exciting opportunity provides a perfect solution for independent living within the family or for a holiday letting cottage/Airbnb with income potential.

The property is beautifully appointed, neutrally decorated and takes full advantage of the stunning surroundings and views. Each Somerled benefits from double glazing, oil fired heating that is supported by a multi fuel stove, good storage and a garage.

ACCOMMODATION:

Somerled: Ground floor: Entrance/hallway, kitchen, lounge, dining room/sun room, study, utility, W.C, bedroom with shower. First floor: family bathroom, three bedrooms (master en-suite).

Externally is a detached garage and approximately 3/4 acre of garden ground.



ENTRANCE/HALLWAY: 2.51m x 5.03m (8'02" x 1'62") (LONGEST X WIDEST)

"L" shaped hallway with wood effect vinyl flooring.

LOUNGE: 17.07m x 15.04m (5'36" x 4'69")

Bright and cozy with a multi fuel stove with brick and slate surround. French style doors lead into dining/sun room.

FITTED KITCHEN: 5.37m x 4.70m (17'07" x 15'04")

With a variety of wall, base and drawer units. Dual aspect windows and wood effect Vinyl flooring. Rangemaster with extractor chimney.



DINING/SUN ROOM: 6.51m x 2.62m (21'04" x 8'07")

Spacious room with fabulous loch views. French doors lead to the patio and garden ground.

UTILITY: 2.95m x 2.92m (9'07" x 9'06") (LONGEST X WIDEST)

Sink and worktops, storage cupboard, work surface areas, plumbing and space for a washing machine and dryer. Access to porch and garden.

W.C: 1.89m x 1.19m (6'02" x 3'10")

W.C and wash hand basin.

STUDY: 4.05 x 3.00 (13'03" x 9'10") (LONGEST X WIDEST)

Ground floor study with access to the single bedroom. This room also lends itself to a further bedroom if desired.

BEDROOM WITH SHOWER: 2.92m x 2.74m (9'06" x 9'00")

Spacious single room with quality fitted carpet and shower cubicle with wet wall finish.

DETACHED GARAGE: 6.46m x 4.51m (21'02" x 14'09")

Detached garage with light, power and new roof.





FIRST FLOOR

MASTER BEDROOM2: 4.75m x 3.28m (15'08" x 10'09") (LONGEST X WIDEST)

Lovely room with windows overlooking the garden ground. Built in wardrobe with hanging rails and shelving.

EN SUITE SHOWER ROOM: 2.57m x 1.61m (8'05" x 5'03")

fully tiled shower cubicle, W.C and hand basin. Extractor, built in storage cupboards and vinyl flooring.

FAMILY BATHROOM: 3.03m x 2.20m (9'11" x 7'02")

Jacuzzi bath with shower over, W.C, wash hand basin, shaver socket, heated towel rail and vinyl flooring.

BEDROOM 3: 4.12m x 2.32m (13'06" x 7'07")

Windows overlooking the garden ground. Carpet flooring.

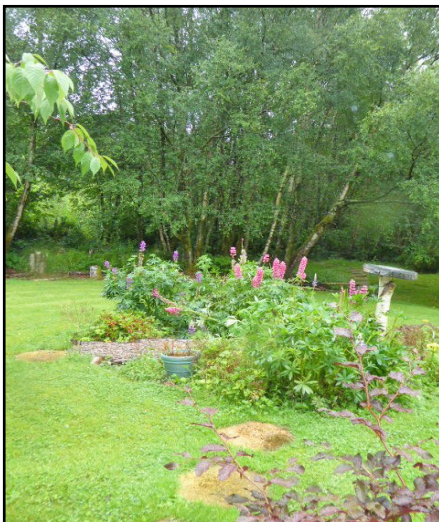
BEDROOM 4: 4.71m x 4.67m (15'05" x 15'03") (LONGEST X WIDEST)

Lovely spacious room with great views towards the loch. Built in wardrobes and carpet flooring.





Somerled has large, landscaped garden surrounded by beautiful woodland scenery and an abundance of flowers, shrubs, lawns and land bordering the main A861 road. The access track comes under the ownership of the Halt. There are gates which open up into each of the properties entrance and parking areas where there is adequate parking for in excess of 4 vehicles. There is a private water treatment system located in the rear garden of The Halt as an addition to the mains water supply.



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A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS: TO THE SELLING AGENT

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

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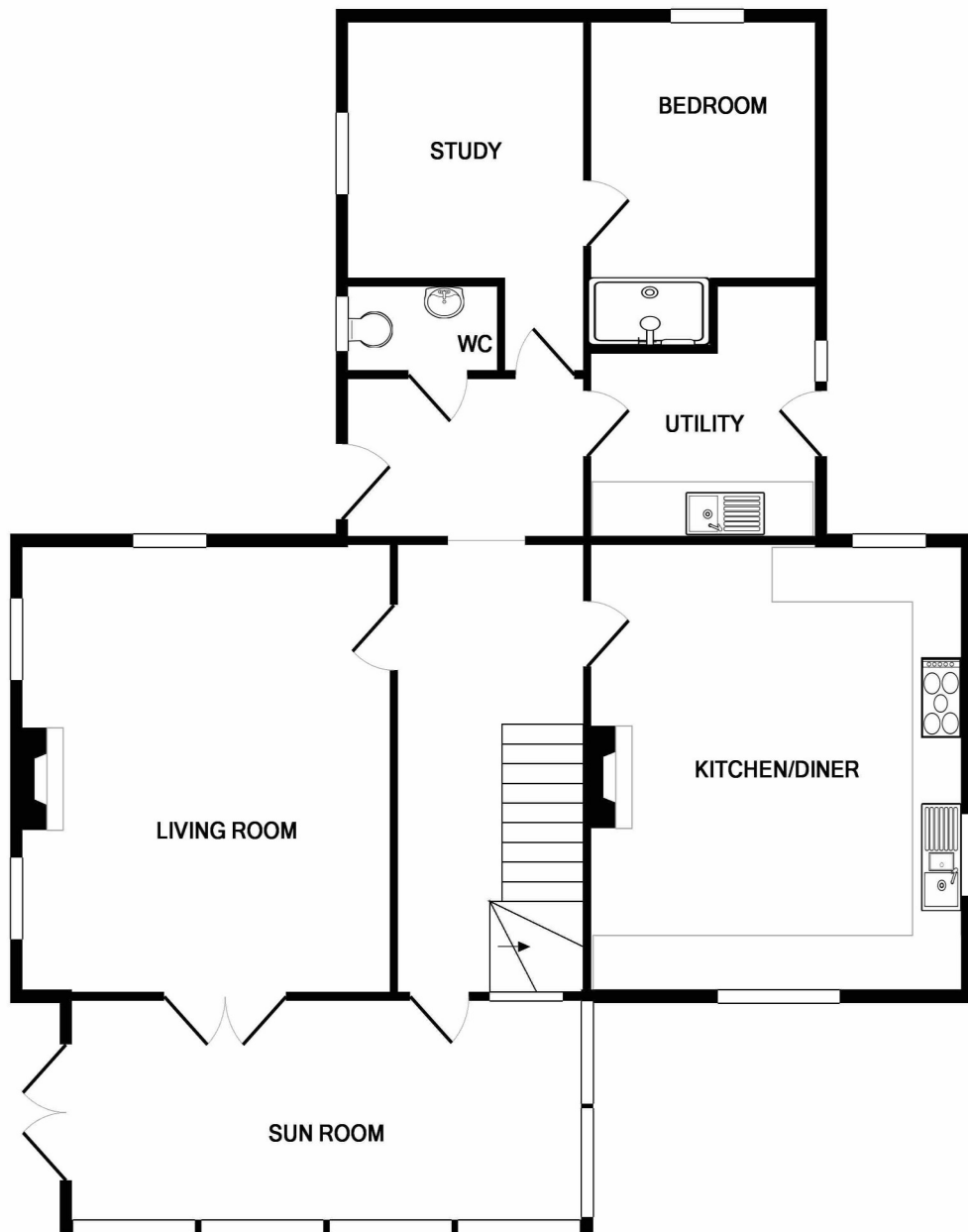
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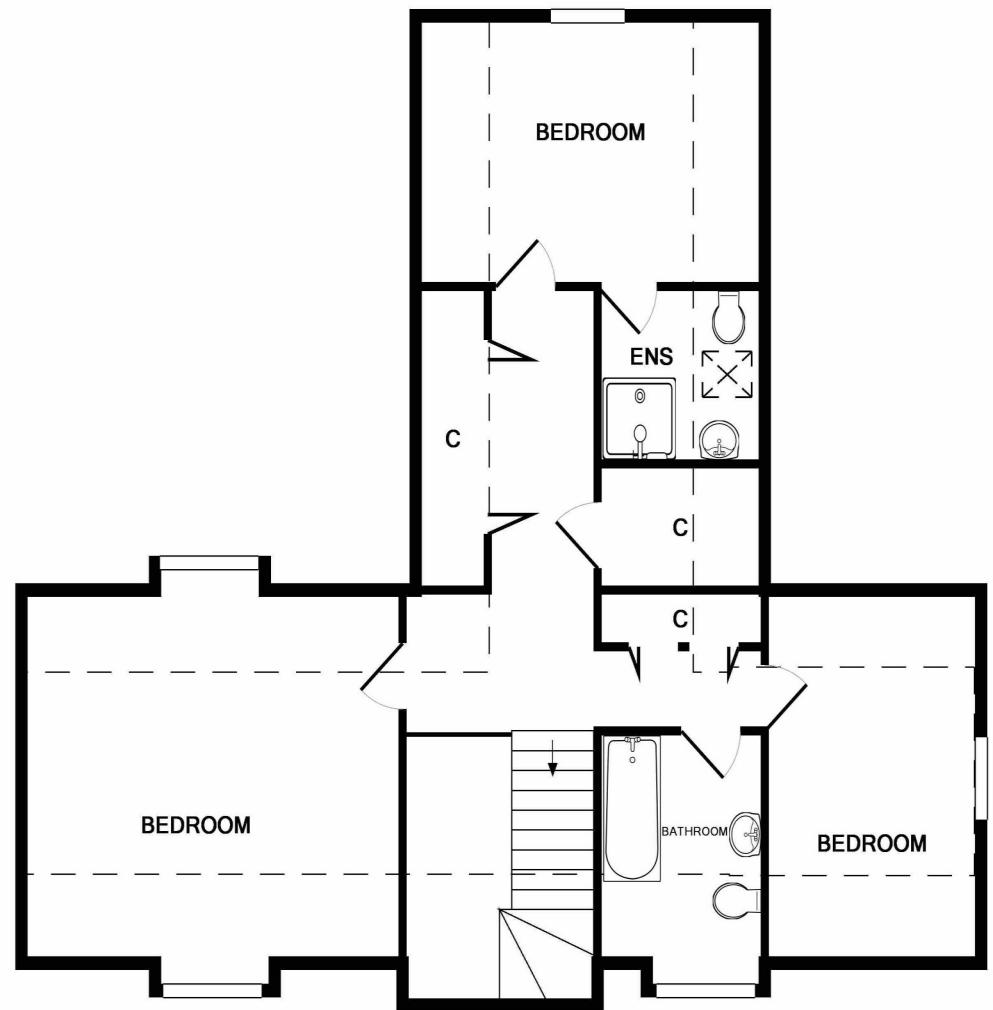
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GROUND FLOOR



1ST FLOOR