

MILLBURNSIDE, KINLOCHMOIDART, LOCHIALORT



PRICE GUIDE £300,000

KEY FEATURES:

- ◇ Virtual Lochside location
- ◇ Stunning views over Loch Moidart and Southerly views towards Ben Resipole
- ◇ Spacious, detached family home set in approximately 1 acre of woodland
- ◇ 4 bedrooms (one ground floor)
- ◇ Two reception rooms
- ◇ Large fitted kitchen with Aga and breakfast bar
- ◇ Substantial parking
- ◇ Energy Performance Rating F-29

Kinlochmoidart, a small rural community that sits on the coast between the Sound of Aisaig and Lochailort on the A861. The area is steeped in history and boasts some of the most spectacular scenery on the West Coast of Scotland. The area offers a range of outdoor pursuits, including fishing, stalking, mountaineering, climbing or simply enjoy the miles of mountain and forestry track walks. There is also an abundance of wildlife with Eagles, Red Squirrel and the majestic Red Deer all in the area.

The nearby village of Glenuig is approximately 5 miles away where you will find 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 40 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: MILLBURNSIDE, KINLOCHMOIDART, LOCHAILORT, PH38 4ND

From Fort William, head North on 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 passing Roshven and Glenuig until reaching Kinlochmoidart. Millburnside is not visible from the road, the house is on the left next to the property "The Old Mill". A Red Mail Box is sighted at the foot of the driveway to Millburnside which is steep, so a low gear is required for access.

DESCRIPTION:

Millburnside boasts a superb, elevated position with fabulous views over Loch Moidart and sits in approximately an acre of woodland, the perfect setting for an idyllic way of life.

Originally built around 1982 and extended around 1992, Millburnside extends to approximately 134sq mtr. This beautiful family home offers spacious and characterful features to include exposed brickwork with white washed finish, a multifuel stove and vaulted style ceiling to the lounge, a large fitted kitchen-diner with breakfast bar and Aga. The Aga is the prime heat source and is supplemented by the multifuel stove to the lounge.

Millburnside is neutrally decorated and benefits from generously proportioned rooms. There is a prominent use of wood to the ground floor as well as large windows that provide plenty of natural daylight and combined, create a warm, cosy and welcoming feel.

Accommodation Comprises:

Ground Floor: lounge, fitted kitchen with breakfast bar, separate dining area, utility



GROUND FLOOR

LOUNGE: 7.08m x 3.94m (23'02" x 12'11") at longest x widest points

Dual aspect, picture windows provide stunning views over Loch Moidart and towards Ben Resipole. A feature of the room is the multi-fuel stove on a tiled hearth. French style doors open on to decking which provides access to the garden grounds. Vaulted style ceiling and quality fitted laminate flooring.

Three small steps provide access to the other ground floor rooms.

DINING AREA : 3.50m x 2.45m (11'05" x 8'00")

Located off the kitchen via a large archway which provides an open-plan aspect. Carpet flooring.

FITTED KITCHEN: 5.05m x 3.62m (16'06" x 11'10")

Fitted kitchen with breakfast bar. There is a variety of wall, drawer and base units to include a glass fronted display cabinet and a larder style cupboard. Beamed ceiling, modern floor tiles and a combination of painted and tiled walls. The Aga heats the water and will be included in the sale price, as will the Gas Hob.

UTILITY ROOM: 2.98m x 2.82m (9'09" x 9'03")

Spacious utility which houses all white goods and benefits from work top and storage units. Quarry style tiled flooring and access to the garden grounds.

WC : 1.56m x 0.98m (5'01" x 3'02")

Wash hand basin, W.C and laminate flooring.

4TH BEDROOM/STUDY : 3.01m x 2.38m (9'10" x 7'09")

Currently set up as a study with large under stairs store-cupboard and access hatch to void below the property. Carpet flooring.

FIRST FLOOR:

A split level, ranch style staircase gives access to the first floor. A large window on the landing provides plenty of natural daylight and lovely views.



There is a built in cupboard on the top landing with shelving, lighting and power supply.

BEDROOM 1 : 3.48m x 3.39m (11'05" x 11'01") (longest x widest points)

Spacious double with fitted wardrobes, chests of drawers and bedside cabinets. Quality laminate flooring and fabulous views of Loch Moidart.



BEDROOM 2: 3.72m x 3.48m (12'02" x 11'05") (longest x widest points)

Rear facing enjoying woodland views. Built in wardrobes with over head storage. Low level cupboard into eaves storage. Carpet flooring.



BEDROOM 3: 3.47m x 2.35m (11'04" x 7'08")

Front facing with fabulous views of Loch Moidart. Carpet flooring.

FAMILY BATHROOM : 3.07m x 2.01m (10' x 6'07") (longest x widest points)

Comprises: Bath with tiled surround, display shelf and electric shower over bath, W.C and wash hand basin. Shaver socket, extractor, heated towel rail and tiled flooring.



EXTERNALLY

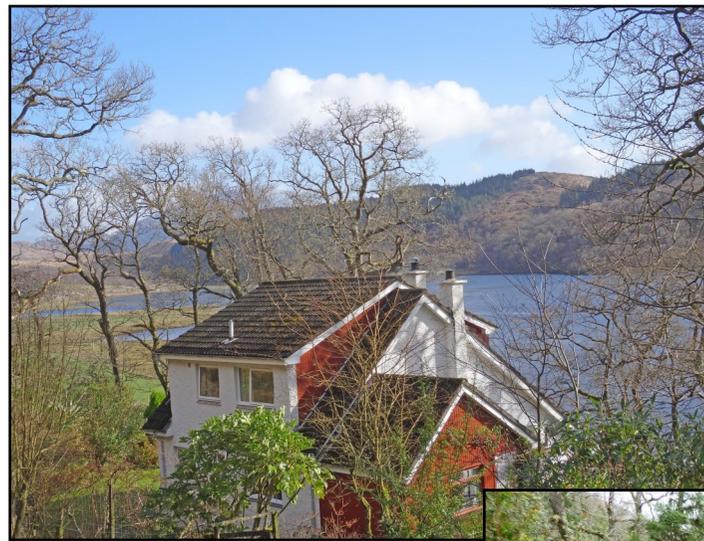
This delightful south facing property sits in approximately an acre of natural hillside, gently sloping woodland and areas of pretty landscaped gardens. There are superb views from all directions over Loch Moidart and towards Ben Resipole and the surrounding hillside. Landscaped areas are well tended and neatly kept and host a variety of mature and ornamental trees, shrubs and flowers throughout the grounds.

Access to the property is taken from a long, partially tarmacked drive which leads to a stone chipped area which breaks, to form two areas for substantial parking. There is a decking area to one side which provides access into the property and provides a place to sit and enjoy the beautiful surroundings.

To the other side of the property is a double coal and fuel shed, log store, a 20 foot Poly Tunnel, drying area, seating area and an outside tap.

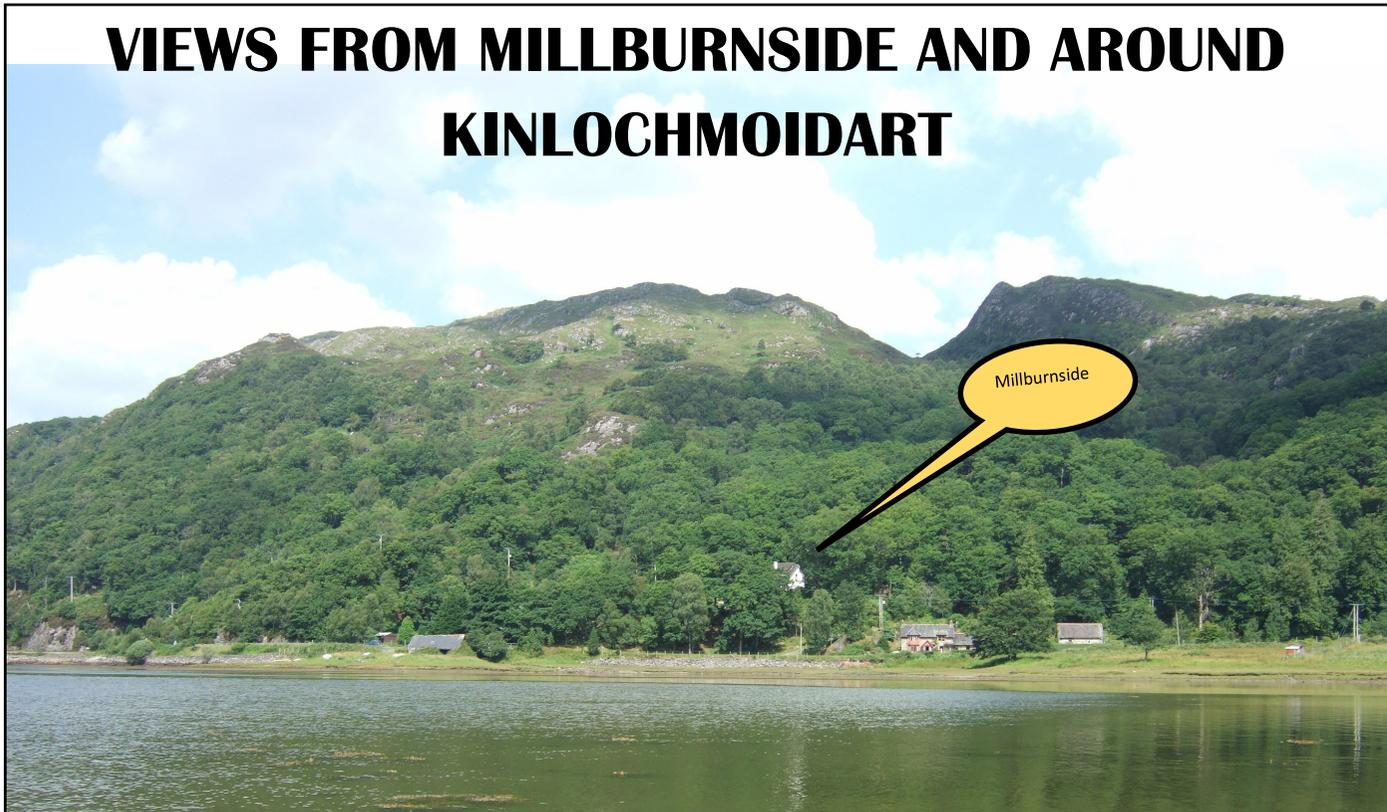
At the rear there is dog friendly fencing to the inner boundary and gated access leading out to a chicken run, an enclosed vegetable garden, a concrete block store shed and access to gently sloping woodland that incorporates a circular woodland walk.

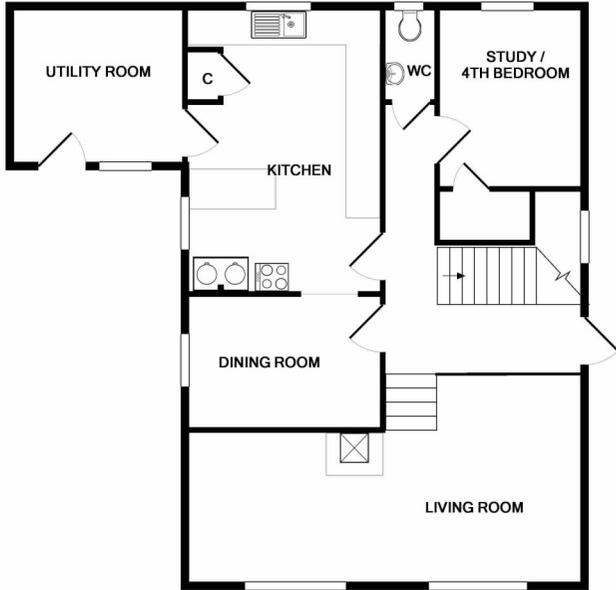
The entire grounds are surrounded by beautiful woodland scenery, fabulous Rhododendron and numerous tracks meander through the grounds which attract a wide variety of wildlife to include Red Squirrel, Otter, and the majestic Red Deer. This is a tranquil garden and somewhere you can sit and enjoy the grounds and wildlife it occupies.



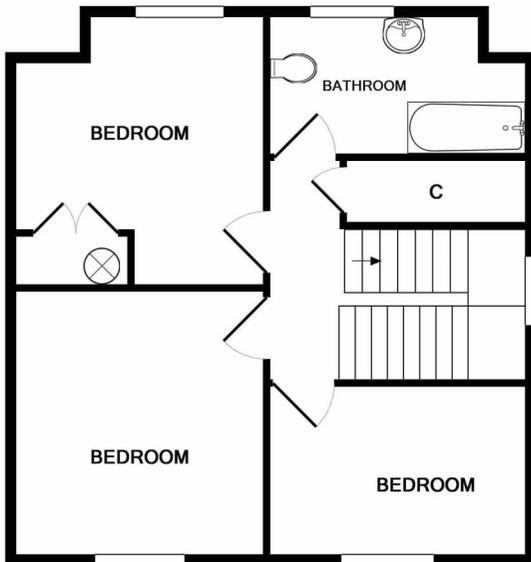


VIEWS FROM MILLBURNSIDE AND AROUND KINLOCHMOIDART





GROUND FLOOR



1ST FLOOR

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