



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## Fersit Log Cottage

TULLOCH, ROY BRIDGE, PH31 4AR



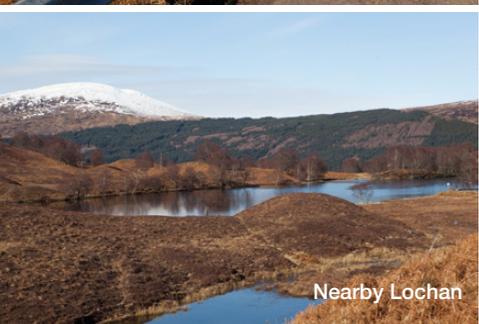
View from near Roy Bridge



Fersit



Nearby Lochan



Nearby Lochan

# Fersit Log Cottage

## TULLOCH, ROY BRIDGE, PH31 4AR

The closest village to Fersit is Roy Bridge. It is a very desirable location offering a wide range of amenities for a village, including a shop, café, primary school, two hotels, a church and railway station with connections to Glasgow and Fort William

Fort William is the economic and administrative hub of Lochaber, with shops, supermarkets, banks and offices. Fort William and Lochaber are known as "The Outdoor Capital of the UK". Ben Nevis, gondola accessed ski slopes, the White Sands of Morar, Caledonian Canal, the Ice Factor, the five star Inverlochy Castle Hotel and numerous varied outdoor activities, both sedate and adventurous, are all within easy reach. For travellers from further afield, this part of the Highlands is now easily reachable via Inverness Airport, and the Fort William to London train route.

McEwan Fraser legal are delighted to bring to the market Fersit Log Cottage, a welcoming holiday home located in a fantastic Highland location. The

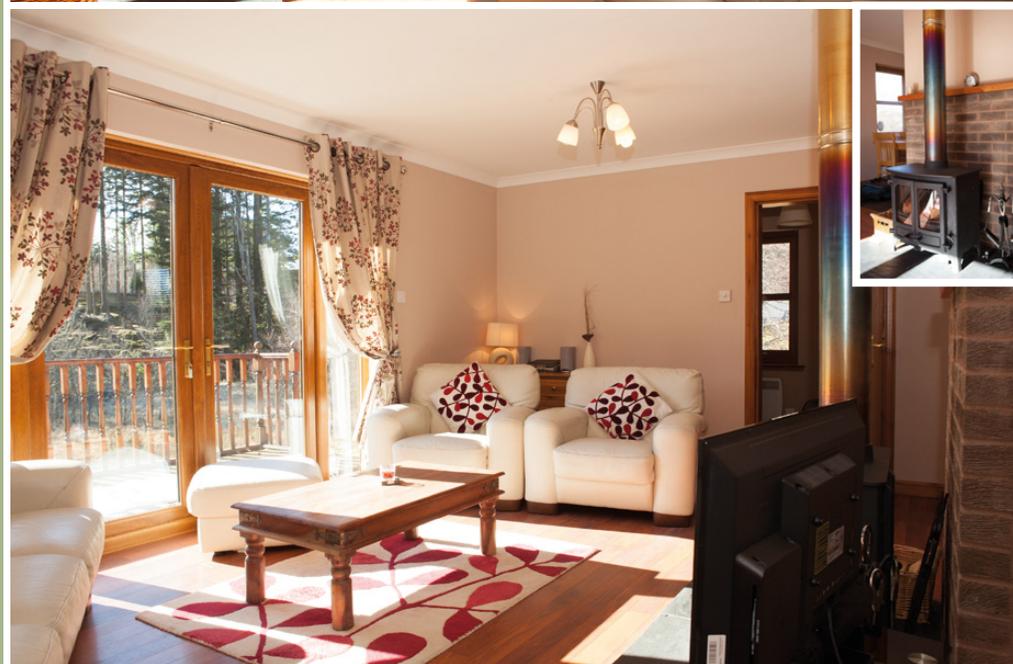
property sits on a sizeable plot of land and has recently been granted planning permission for a new build residential property to complement the existing well maintained holiday home.

Fersit Log Cottage is a luxury self catering accommodation set in a peaceful quiet corner of a Scottish hill farm. Located in east Lochaber, twenty miles from Fort William, it makes a great base to explore the Highland and Islands.

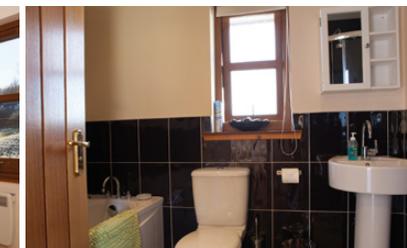
The cottage is in a unique setting amongst a mixture of woodland and beautiful mountains which climb to 3600ft. The area is very private with scenic walks and many miles of forest roads straight from the door.

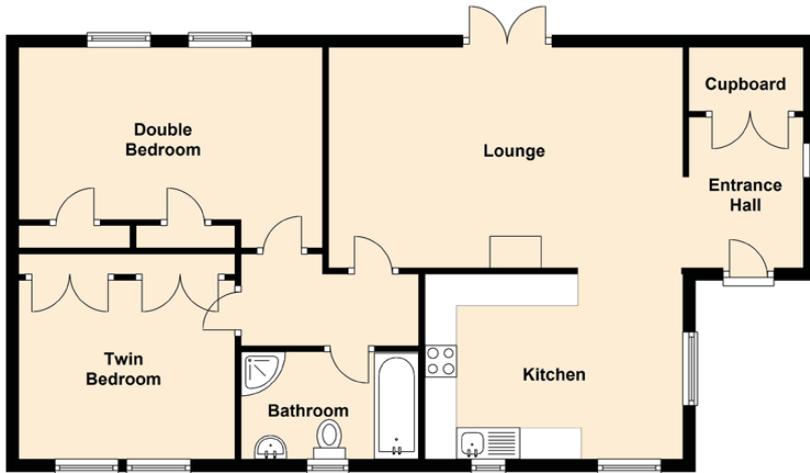
Fersit Log Cottage offers any future purchaser a fantastic lifestyle opportunity of not only being able to design the home of their dreams but to compliment that with a regular income from the holiday cottage.

Viewing is highly recommended.



... a unique setting amongst a mixture of woodland and beautiful mountains ...





**FLOOR PLAN  
DIMENSIONS  
MAP**

Approximate Dimensions (Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Lounge         | 5.58m (18'4") x 3.50m (11'6") |
| Kitchen        | 4.06m (13'4") x 2.93m (9'7")  |
| Double Bedroom | 4.78m (15'8") x 2.00m (6'7")  |
| Twin Bedroom   | 3.50m (11'6") x 2.90m (9'6")  |
| Bathroom       | 2.80m (9'2") x 1.70m (5'7")   |

Gross internal floor area (m<sup>2</sup>) - 76m<sup>2</sup>

EPC Rating - D

Extras (Included in the sale)

The selling price is inclusive of all furniture, fixtures and fittings.

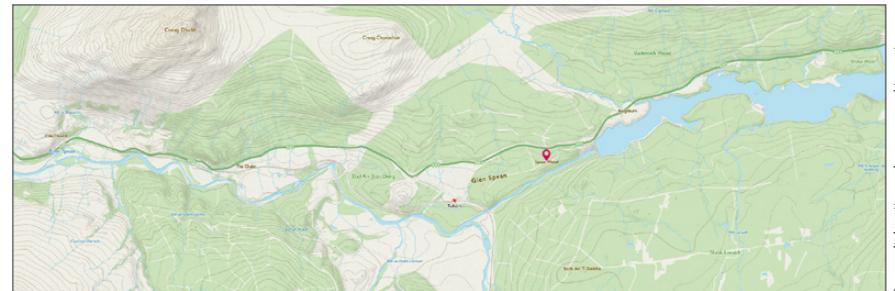
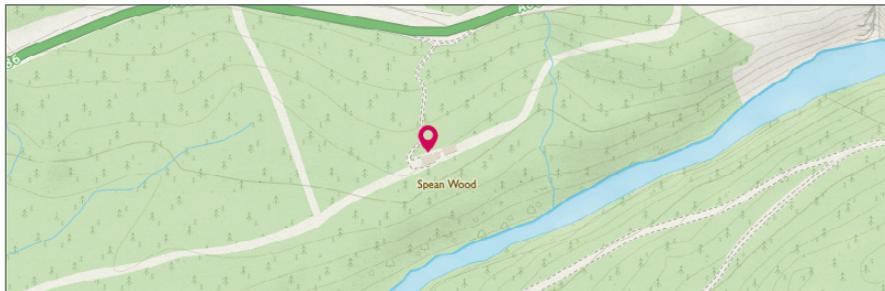


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