




McEwan Fraser Legal
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Deiseal Camusbane

ARNISDALE, KYLE, IV40 8JL

THE LOCATION

Arnisdale, Kyle

Arnisdale is a picturesque sea-side hamlet on the West coast of Scotland. Facing due South over Loch Hourn, Arnisdale is at the edge of the Highlands, with the Munro of Ben Sgritheall to the North. Arnisdale is 10-miles along a single-track road from nearby Glenelg, within Inverness-shire. There is a permanent, friendly population of around 30, along with several holiday cottages that prove an ever popular destination, thanks to the stunning views and ever changing light. Across the sheltered bay, with a few moored boats, the location is perfect for numerous outdoor pursuits including hillwalking, fishing and a wide range of water sports. Artists, photographers and wildlife enthusiasts are well served with the mountainous vistas, and wildlife like dolphins, otters and rare Sea Eagles.

Supermarket delivery is available to Arnisdale and immediate local amenities

include a small post office, a village hall and seasonal cafe. The nearby village of Glenelg offers a shop, post office, award-winning Inn and restaurant, primary school, medical centre, churches, jetty, and an active community hall. Glenelg is also home to the last manually operated turntable ferry in Scotland which crosses to the world-famous Isle of Skye. The large village of Kyle of Lochalsh, is approximately 35 miles away passing Eilean Donan castle on the way, and has a wider range of shops and restaurants.

Arnisdale has a robust high speed fibre-optic connection, extremely fast by UK standards (up to 100MB/sec). This is locally managed, and readily supports home working, including video conferencing, as has been proved with some office workers retreating to work from Arnisdale during the Covid 19 pandemic. This could be your ultimate remote working location.



VIEW FROM THE PROPERTY

VIEWS FROM
THE PROPERTY



DEISEAL CAMUSBANE

Arnisdale, Kyle

McEwan Fraser Legal is delighted to present this two bedroom detached bungalow in Arnisdale, only a stone's throw from the water's edge, with the most spectacular views in every direction. The property has had a lot of upgrades during the current owners' time with a new modern open plan kitchen/lounge area and engineered wood flooring. All rooms have also been fully insulated and plastered allowing the new owners to come in and put their own stamp on things with colour schemes and decoration. Attic trusses have also been upgraded and reinforced following engineering plans in readiness for another floor of accommodation, if any new owners see fit to extend further (subject to appropriate permissions).

The location and setting really has to be seen to be believed and has that **"wow"** factor that cannot have a definitive value put on it.

Inside, the property comprises of:

- Fully equipped brand new kitchen which is open plan to the lounge with lots of natural light from the four double glazed windows and the back door to the garden
- Two good sized double bedrooms
- Modern family bathroom in neutral decor with bath and shower overhead
- Large hallway storage cupboard

In addition to this, the property sits on a sizeable front and rear garden plot with sea views to the front and countryside views of hillside crofts and mountains to the rear.

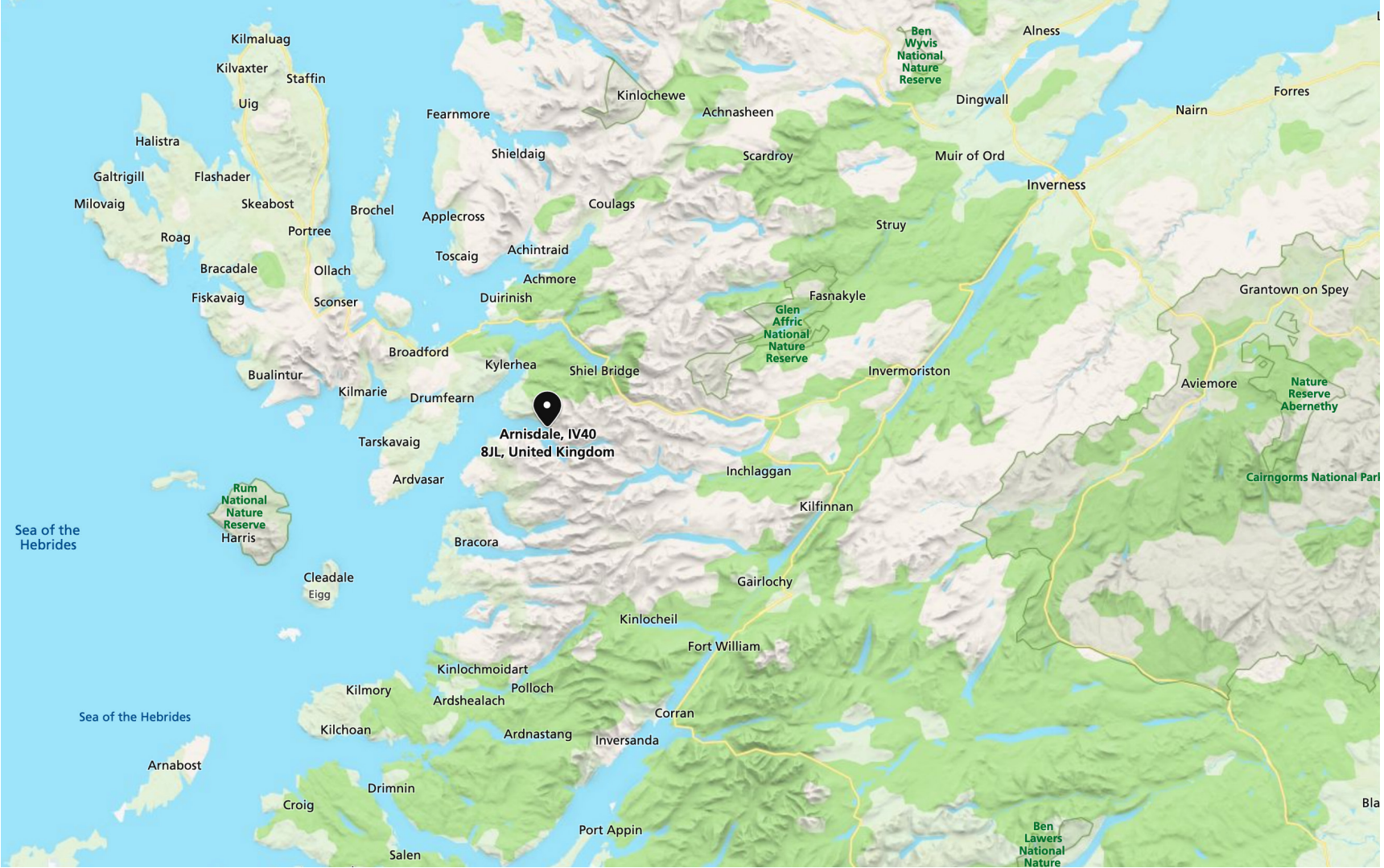
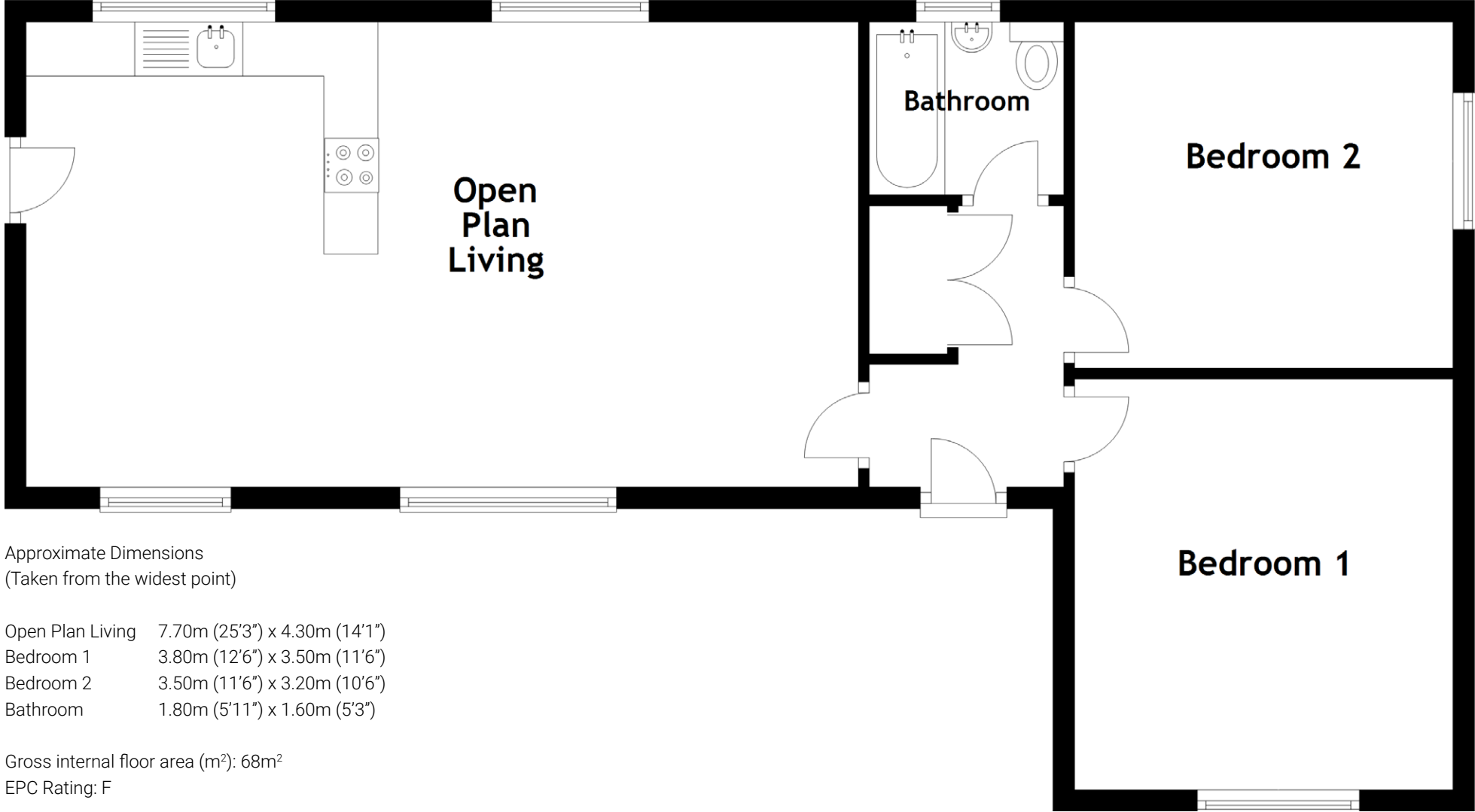
This is a rare opportunity to acquire a coastal highland retreat which could serve as a stunning family home, a working from home retreat, a second holiday home or a brilliant holiday let investment given the high level of tourism in this part of Scotland.





BEDROOMS
& BATHROOM







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Part
Exchange
Available

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