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LOCHALINE, MORVERN, PA80 5XR

LOCHALINE

This lovely home comes with outstanding sea views and a peaceful lifestyle being located in the tranquil, charming, coastal village of Lochaline. Situated on the most southern tip of the Morvern peninsula, overlooking the Sound of Mull, Lochaline has much of what you look for in a village, with shop, public house, the award-winning Whitehouse Restaurant, hotel, health-centre, Post Office, recently built primary school and a local shop. Secondary schooling is available nearby in Tobermory and Strontian.

This area is renowned for its rugged, natural beauty and wildlife, as well as offering activities such as fishing, sailing and walking. It is a mecca for divers with a dive centre in the village, and the Sound of Mull offering one of the best locations for diving in Scotland.

The ferry from the village to The Isle of Mull is a short walk away as is the pontoon which offers leisure boat owners low-cost moorings.

The towns of Fort William, Tobermory and Oban are within easy reach by road and ferry, offering addition retail outlets, higher education facilities and other amenities.

The Scottish Highlands offer outstanding outdoor activities and are often referred to as the last great wilderness in Europe while boasting some of the most beautiful beaches and mountains in Scotland.



5 HIGH STREET

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this very attractive three-bedroom Victorian terraced house with magnificent, uninterrupted sea views across The Sound of Mull. Located in the beautiful coastal village of Lochaline, the property, a Grade B listed building, has been sympathetically modernised in recent years whilst retaining many original features to provide a stylish and contemporary living environment.

The accommodation is built over two levels with the ground floor consisting of inner hall, open-plan lounge with log burner, modern fitted high -quality dining/kitchen (including integrated NEFF induction hob & oven) and family bathroom featuring bath with backrest and shower kit. The upper floor houses all three bedrooms.

The property benefits from oil-fired central heating with recently installed boiler and

reconditioned original sash windows.

An enclosed rear courtyard gives access to the recently renovated concrete store which is wired and plumbed, and has the potential to make a super workshop and utility area.

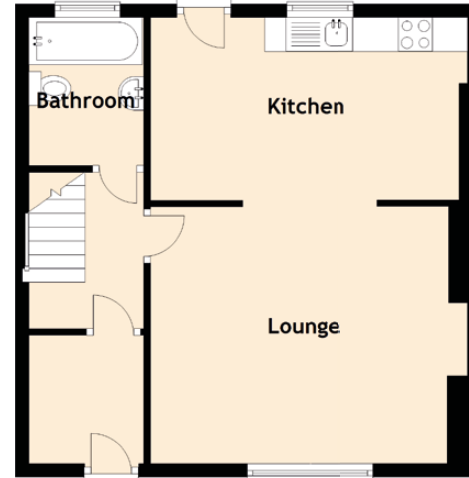
The front garden sitting area overlooks the picturesque ferry terminal and is laid to chips. A further area of garden ground, although not part of the property, is available for use as additional relaxing areas. The large rear garden is laid mainly to lawn, and just beyond the garden gate is an allocated parking space, providing easy access to the property.

This property would make a fantastic family or holiday home with excellent letting potential.





BEDROOMS & BATHROOM



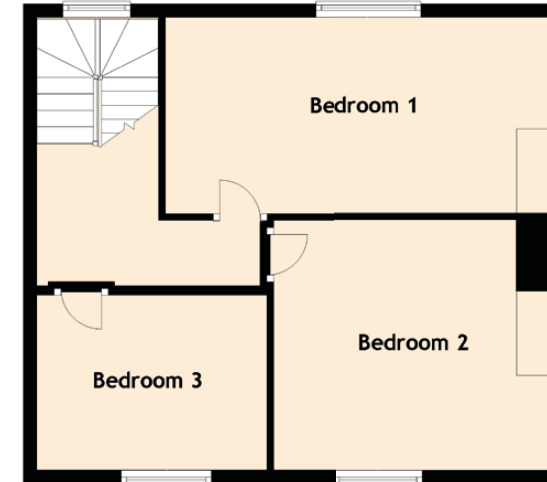
Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge 4.70m (15'5") x 3.80m (12'6")
Kitchen 4.70m (15'5") x 2.70m (8'10")
Bathroom 1.80m (5'11") x 1.70m (5'7")

First Floor

Bedroom 1 5.70m (18'8") x 2.90m (9'6")
Bedroom 2 4.10m (13'5") x 3.70m (12'2")
Bedroom 3 3.40m (11'2") x 2.60m (8'6")



Gross internal floor area (m²): 94m²

EPC Rating: E

Extras (Included in the sale): NEFF integrated oven, induction hob and dishwasher; integrated fridge/freezer; wardrobe in alcove of Bedroom 2; lounge sideboard. A mooring in Loch Aline may be available by separate negotiation.

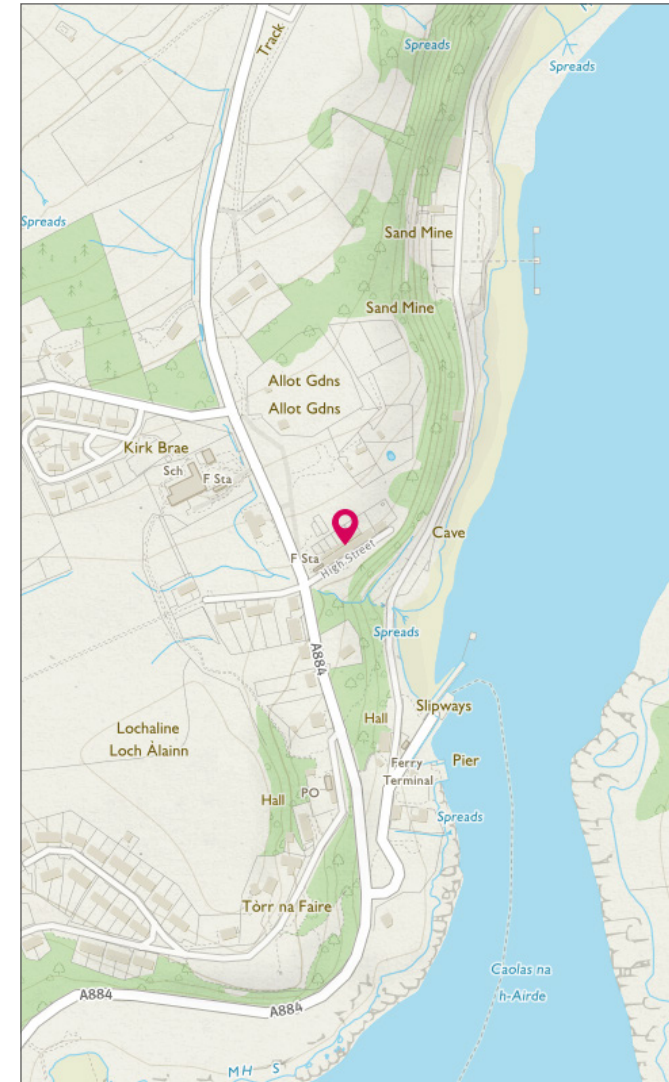


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