





The property is located in the delightful coastal village of Arisaig which is situated on the A380, commonly referred to as "The Road To The Isles". The local shops, restaurants, cafe and bar is only a short walk away, as is Arisaig Station with direct links to Glasgow Queens Street Station. In the summer months, 'The Jacobite' steam train (Hogwarts Express of Harry Potter fame) passes through Arisaig Station, as it runs along the wonderfully scenic route from Fort William through to Mallaig.

Arisaig has family entertainment on within the high season in Astley Hall and in the Arisaig Bar most weekends. The world-renowned white beaches and turquoise waters featured in the film 'Local Hero'

and spectacular sunsets are common-place on these shores. The area is a haven for walkers and there are spectacular routes starting off close-by.

The 9-hole golf course at Traigh is accepted to be one of the prettiest courses in Britain as it is right on the edge of Traigh beach with its breath-taking white sands setting.

Arisaig is approximately an hour's drive away from Fort William, which provides excellent transport links to Glasgow and Inverness via bus and rail. It is also easily accessible from the Isle of Skye by ferry, making it an excellent stop over from either the mainland or the other isles whilst visitors are exploring the area.

THE LOCATION



12 ROSHVEN VIEW

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this modern detached four-bedroom villa situated in the beautiful fishing village of Arisaig on The Scottish West Coast. The house is currently being used as a self-catering holiday let and has bookings until October 2018. And could also easily be run as a Bed & Breakfast establishment.

The accommodation consists on the lower floor of, entrance vestibule, hallway, very spacious lounge (with bay window, multi-fuel stove and patio doors to the rear), fitted-kitchen with family/dining-room, bedroom and shower-room. The upper floor has, upper lounge area, three bedrooms (master

with en-suite shower) and family bathroom with shower over the bath.

The property benefits from air-source central heating and double glazing.

The garden ground is mainly laid to lawn with a parking area to the rear. This property would make a lovely family/holiday home or letting/investment opportunity.

The property is being sold on a commercial basis and as such no Home Report is available.





THE DETAILS

Approximate Dimensions
(Taken from the widest point)

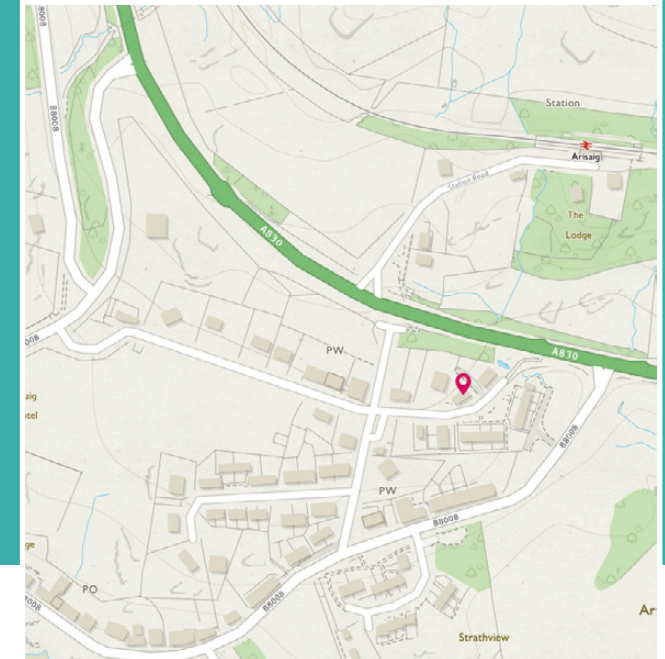
Kitchen/Diner	9.00m (29'6") x 2.90m (9'6")
Lounge	7.10m (23'4") x 4.90m (16'1")
Bedroom 1	7.03m (23'1") x 3.90m (12'10")
Bedroom 2	5.00m (16'5") x 3.20m (10'6")
Bedroom 3	4.50m (14'9") x 3.30m (10'10")
Bedroom 4	4.10m (13'5") x 3.70m (12'2")
Bathroom	3.10m (10'2") x 2.10m (6'11")

Shower Room	1.90m (6'3") x 1.70m (5'7")
En-suite	3.10m (10'2") x 1.60m (5'3")

Gross internal floor area (m²): 90m²

EPC Rating: C

Extras (Included in the sale): Tumble dryer, fridge/freezer, induction electric hob and electric oven.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer