



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01397 600 006



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Unique three bedroom property situated in one of the most beautiful parts of the country, set in a secluded location



We are delighted to offer to the market this utterly captivating three-bed property, Longrigg. It is a quality built home with a panoramic view of the Strontian hills. The original croft house has been extended and finished to an exacting standard under the direction of the architect and the current owners. The accommodation offers comfortable living and a well thought out design. This truly unique house has a wealth of charm that is impossible for urban properties to replicate. The real benefit of the property is evident in its excellent condition and it offers a truly great place for any family to enjoy. Beautifully nestled on the brow of a hill in a nature lovers' paradise, this generously sized property would suit a growing family or anyone looking for a relaxing country lifestyle.

THE KITCHEN



The accommodation comprises the following:

EAST WING:

Entrance to a farmhouse-style kitchen with new splashbacks, ample base/wall units and a striking work surface. A real hub of the home where the chef is never too far away from the party. Main lounge with a wood burning stove and incredible views from this front aspect of the house.

THE LOUNGE



BEDROOM 1



WEST WING:

Three very well-proportioned bedrooms, all allowing for plenty of free-standing furniture. Two bedrooms have french door access to a private patio area and the front garden respectively. Two generous bath/shower rooms, one of which has been newly updated.

KEY FEATURES:

- Secluded location
- Multiple outdoor seating areas with stunning views
- New kitchen worktops, workspace and Belfast sink
- Fully tiled bathroom and upgraded shower room
- Excellent storage throughout, including fitted wardrobes in two bedrooms
- Oil fired central heating
- Generous plot, with parking for various vehicles

BEDROOM 2



BEDROOM 3



THE BATHROOM



THE SHOWER ROOM



The property sits in a large plot which extends to approximately a third of an acre and provides a lovely garden that is a mixture of lawns with raised beds for flowers, fruit and vegetables. The mature and well-maintained gardens to the rear are surrounded by a border fence and include a good range of garden sheds which offer excellent storage facilities.

This is a delightful property which you would be proud to call home and early viewings are highly recommended.

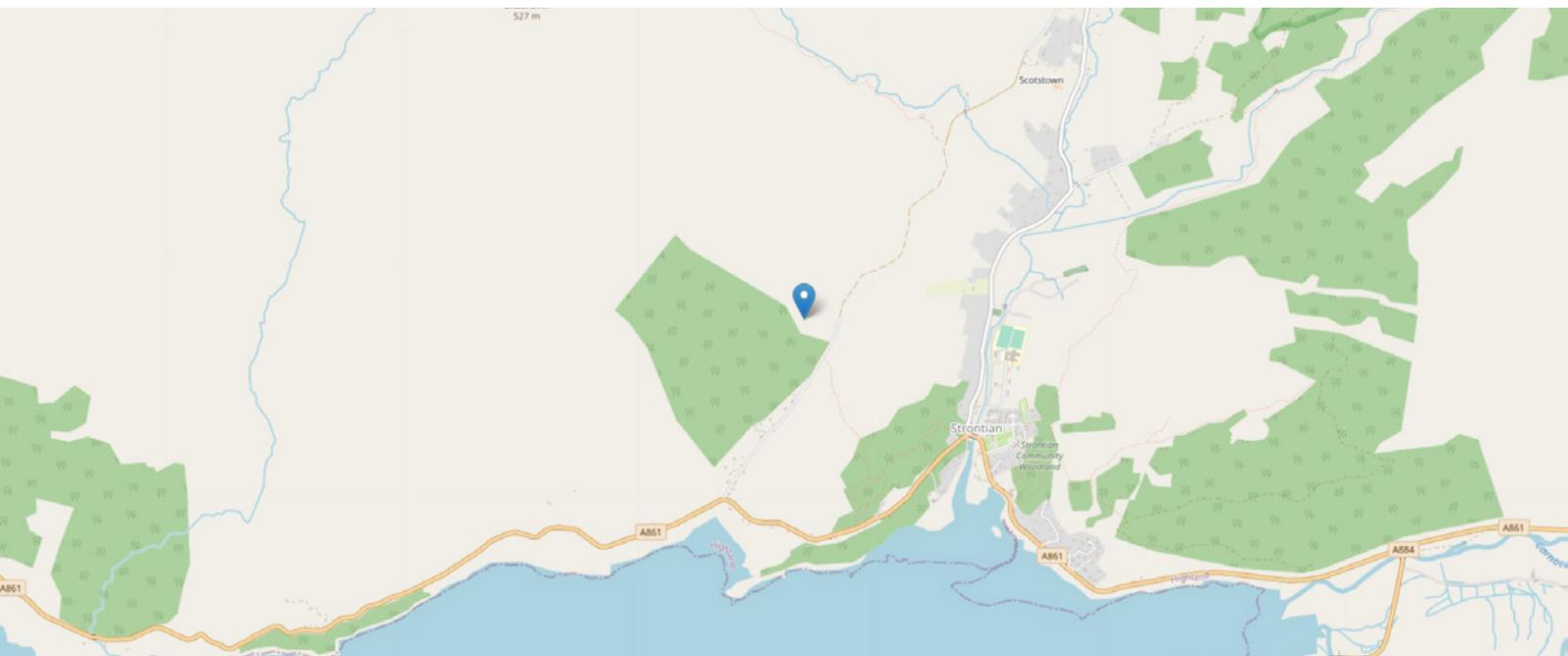
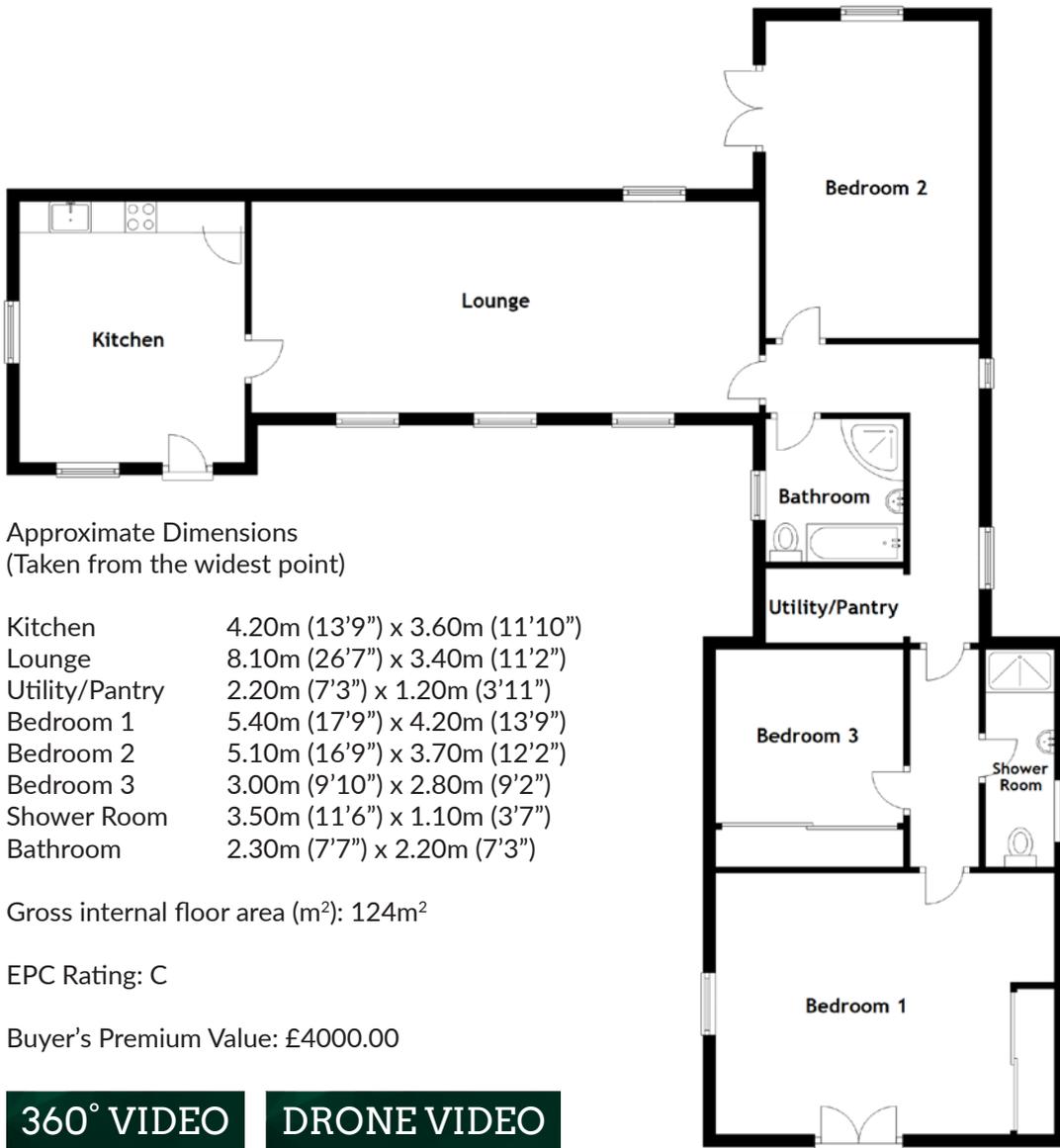
A fantastic property with unlimited potential.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



THE LOCATION

Longrigg offers a unique lifestyle to any discerning buyer. This rural property is set in a secluded location with no immediate neighbours and stunning views, but is only two miles from Strontian. Situated at the top of Loch Sunart, the village of Strontian is a thriving community. It has much to offer both visitors and long term residents who wish to settle into a relaxed outdoor lifestyle. There is a range of local amenities in the village including shops, a Post Office and fuel pumps, hotels and restaurants, doctor's surgery and library. Education is provided by a community owned primary school and a well regarded high school catering for both Ardnamurchan and Morvern Peninsulas, Sunart, Ardgour and Moidart. The high school is part of The Sunart Centre complex, a community organisation, that hosts a varied programme of the performing and visual arts throughout the year and also provides educational and recreational activities.





Strontian is an excellent starting point for people wanting to explore the peninsula and surrounding areas. There is a range of walking and climbing routes to suit all abilities that show the beautiful scenery to its greatest advantage. Ariundle is a National Nature Reserve and this ancient oakwood is an example of Scotland's rainforest, with plenty to see all year round. In the summer months wild meadows of bluebells, primroses and mosses cover the ground attracting all sorts of bird and butterfly life. The local area is a haven for wildlife including pine marten, red and roe deer, golden and sea eagles and black cock. Stargazers, in particular, will appreciate the non-existent light pollution and clear skies.

The village opens up the use of its slipway to visitors and is suitable for small craft, irrespective of the tide, meaning sea fishing is popular within the area. Freshwater fishing on Loch Shiel, Loch Doilet and nearby rivers is also available and boats can be hired for a reasonable rate. For the more adventurous, canoeing and other water sports, including an open water weekly swim, are a perfect way to spend time taking in the scenery from a different perspective.

The property is approximately 25 miles away from Fort William, the nearest town, known as the 'Outdoor Capital of the UK.' With wonderful scenery all round, it offers walking, mountain biking, water sports and other outdoor pursuits. There are excellent transport links by road and rail to Glasgow and Inverness.



McEwan Fraser Legal
Solicitors & Estate Agents

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

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