

# Burnbank Sanna

KILCHOAN, ACHARACLE, PH36 4LW

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*The first time this iconic coastal cottage has been offered to the open market in its 119-year history. Beside one of Scotland's most celebrated beaches, Burnbank is a seaside home whose image has become synonymous with the landscape around it.*

For generations, the cottage has appeared in paintings, postcards and photographs, becoming one of the most recognised views on Scotland's west coast. Reached by its own private footbridge, Burnbank stands at Sanna on the Ardnamurchan Peninsula, where white sands, clear turquoise waters and dramatic Highland scenery meet the Atlantic.

Sanna's beaches are regularly ranked among the finest in Scotland and attract visitors from around the world. Yet Burnbank remains the only house positioned directly alongside this stretch of coastline, offering a level of seclusion and connection to its surroundings that is rarely found.





Set against the backdrop of Sanna Bay, the cottage enjoys far-reaching views towards Ardnamurchan Lighthouse (the most Westerly point on the British mainland) and the Island of Coll. Its setting has inspired artists, photographers and visitors for decades, and continues to do so today.



The property has benefited from considerable investment in recent years, including a new roof, double-glazed windows and external doors. Superfast fibre broadband has also been installed, making Burnbank equally suited to modern family life, remote working or extended stays by the sea.



Inside, the accommodation is comfortable and well arranged. The ground floor comprises a fitted kitchen and a generous living room, both enjoying views across Sanna towards Portuairk and the hills beyond. The west-facing living room window captures the changing light across Sanna Bay, with views taking in Ardnamurchan Lighthouse and the Island of Coll.

A family bathroom and useful entrance areas to the front and rear provide practical storage and everyday convenience.

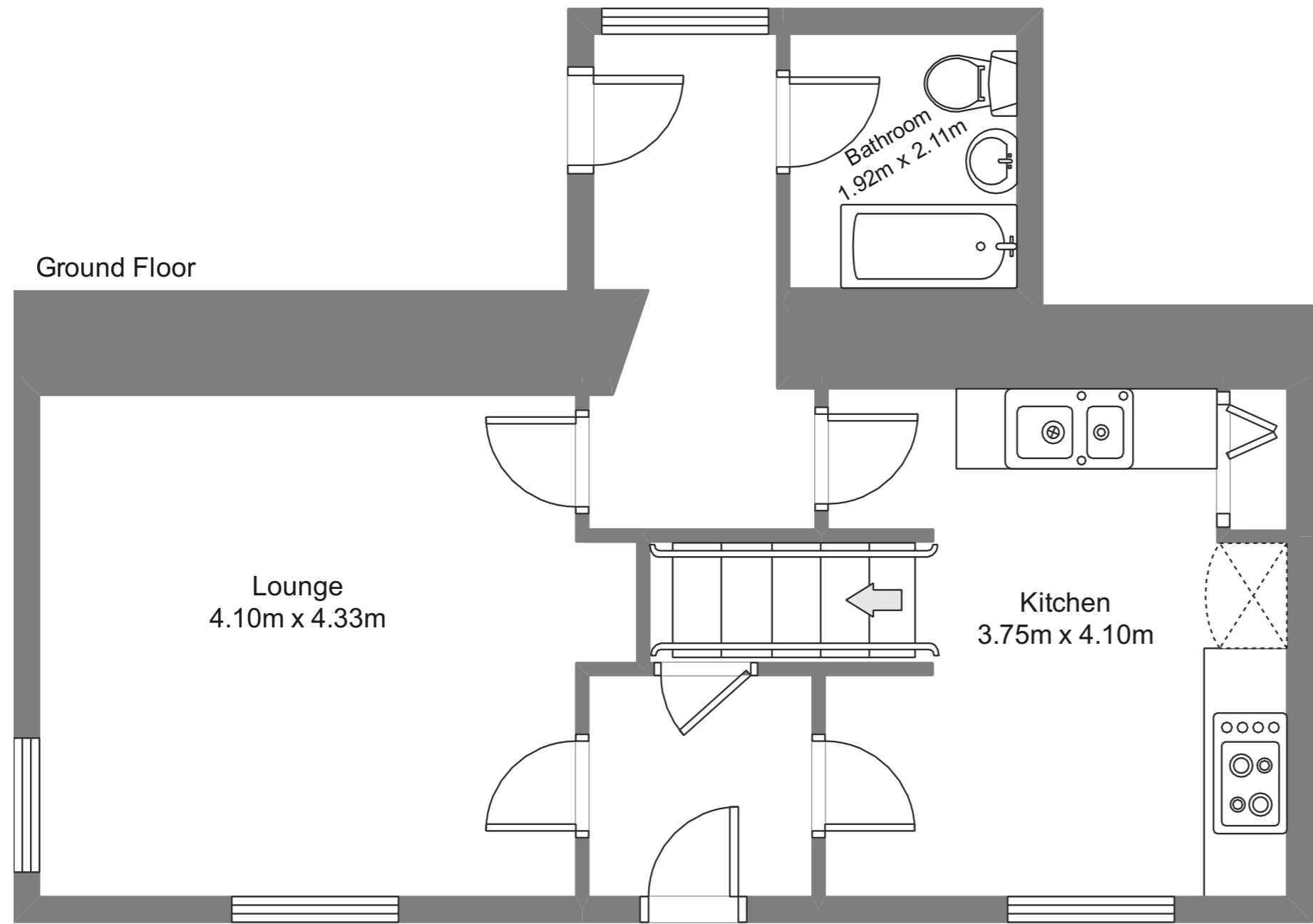




*Upstairs are two spacious double bedrooms and a further single bedroom, which could also serve as a study or home office.*

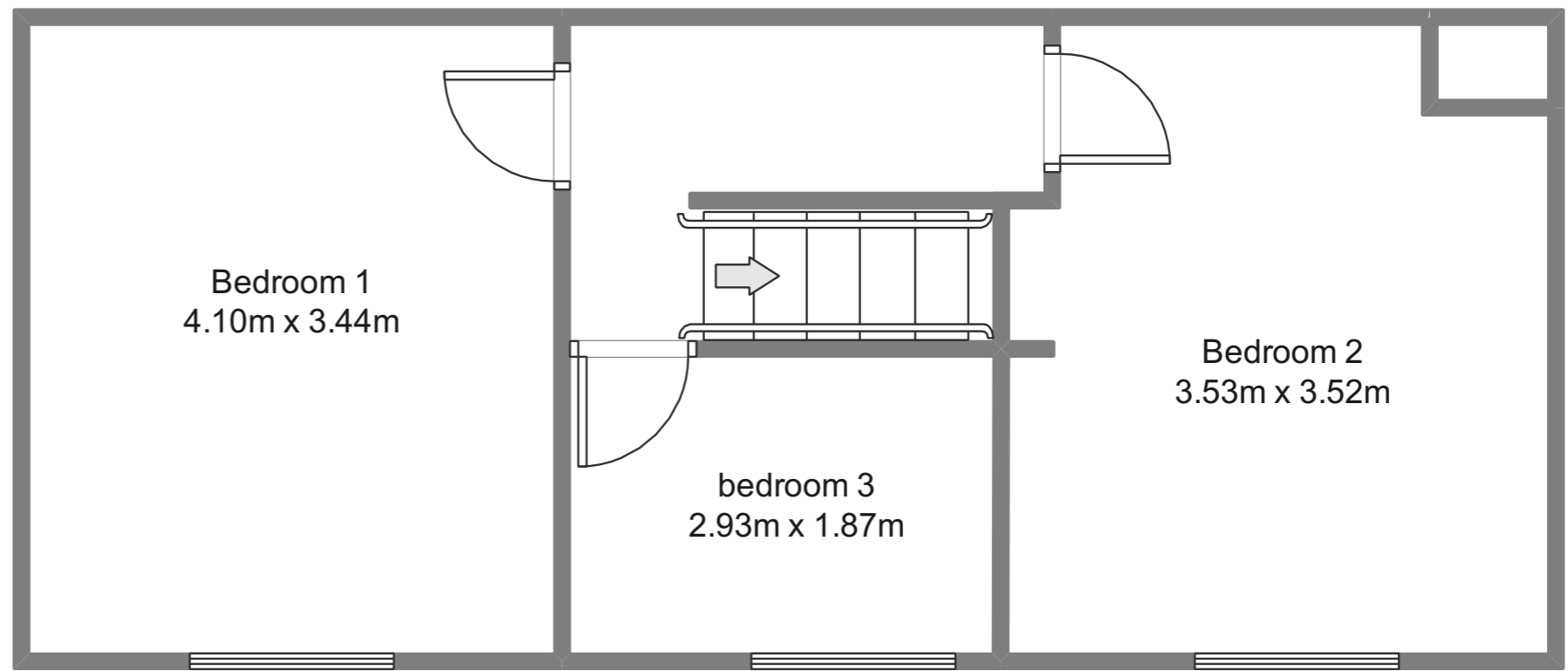


Ground Floor



Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
 EPC Rating: G

First Floor



Outside, the enclosed gardens have been carefully developed over many years and contain an impressive collection of alpine, aquatic and coastal plants chosen to thrive in the local climate. A stream and lily pond attract a variety of wildlife, creating a tranquil environment from which to enjoy the gardens and the surrounding landscape. A substantial shed, incorporated within the remains of an old byre, provides excellent storage for outdoor equipment and recreational gear.

The approach to Burnbank is part of its charm. An access track winds across the machair to a parking area, from where a footbridge crosses the burn and leads to the cottage. For sailing, fishing and watersports enthusiasts, Burnbank offers direct access to the beach via its own gate and natural shoreline slope, allowing boats to be launched directly from the property.

Homes in locations such as this seldom come to market. After nearly 70 years with the same family, Burnbank represents a rare opportunity to acquire one of Scotland's most distinctive coastal homes. More than a cottage, Burnbank is part of the landscape itself, a place that has become woven into the story of Sanna and the west coast of Scotland.





Burnbank occupies a unique position at Sanna, on the Ardnamurchan Peninsula in the Scottish Highlands. Widely regarded as one of the finest beach locations in the UK, Sanna is known for its white sands, turquoise waters and far-reaching views to the Island of Coll, the Small Isles of Muck, Eigg, Canna and Rum, and, on a clear day, to the Outer Hebrides.

The surrounding area offers outstanding opportunities for walking, wildlife watching, sailing, fishing, kayaking and other outdoor pursuits. Ardnamurchan Lighthouse, the most westerly point of mainland Britain, is just a short drive away, while the peninsula is home to some of Scotland's most unspoilt coastal and mountain scenery.

Despite its peaceful setting, everyday amenities are available nearby. The village of Kilchoan, approximately 5 miles away, offers a café, hotel, primary school, EV charging and healthcare facilities. A community shop selling food and petrol will be opening later this year. Additional food shops and local amenities can be found at Salen, Acharacle and Strontian, while Tobermory, a brief ferry ride from Kilchoan, offers a larger range of shops.

Fort William, the outdoor capital of the Highlands, is around two hours away by road and offers a full range of shopping, leisure and transport connections, including a mainline railway station. Inverness Airport can be reached in approximately three hours, while Glasgow is around four hours away by car.

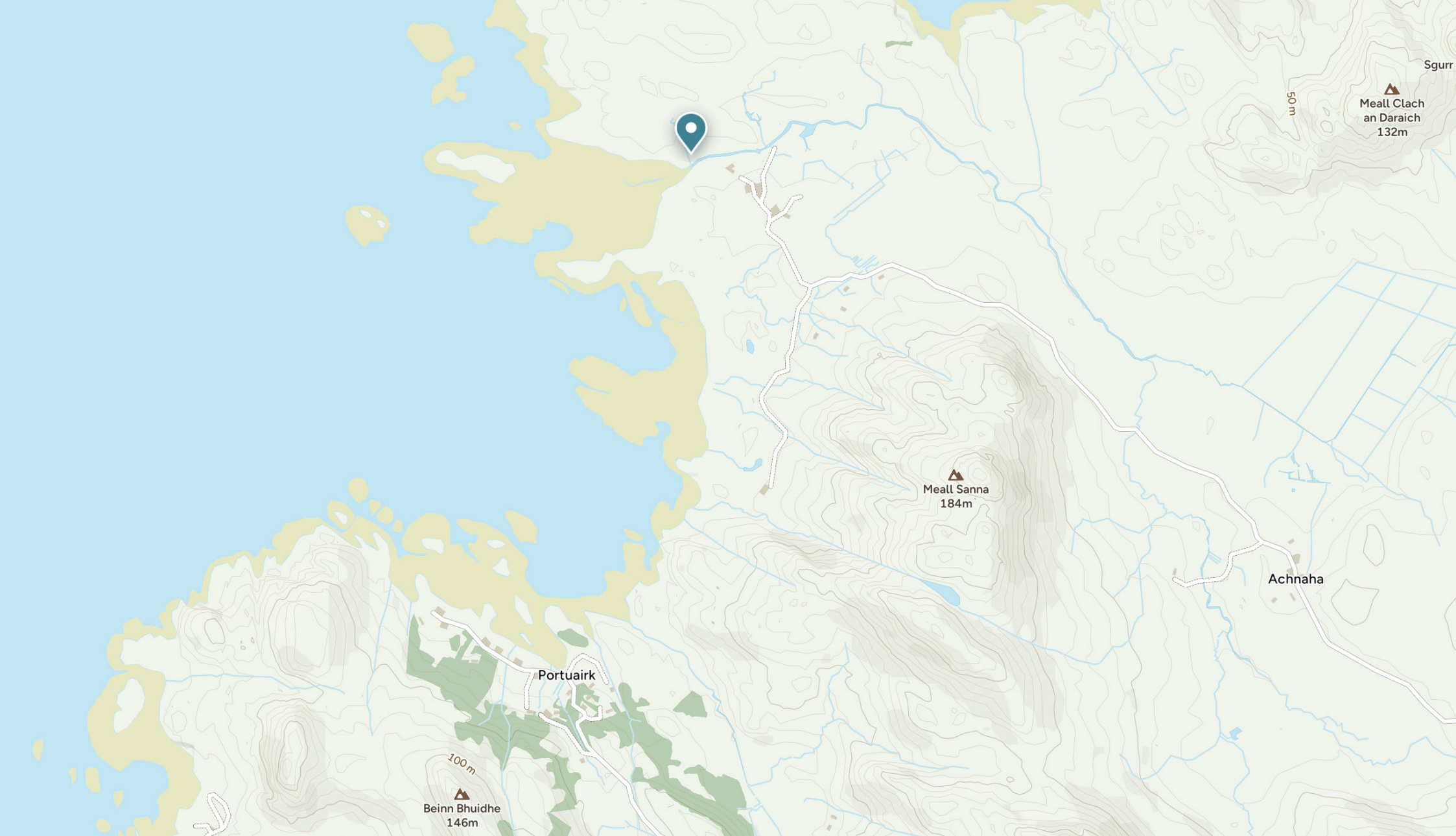




Ardnamurchan is accessible via the scenic Corran Ferry from Nether Lochaber or by ferry services connecting Kilchoan with Tobermory on the Isle of Mull. The journey to Sanna is renowned as one of Scotland's most spectacular drives, passing through dramatic Highland landscapes, ancient woodlands and some of the country's most beautiful coastline.

For those seeking a coastal retreat without sacrificing connectivity, Burnbank combines a remarkable sense of escape with access to modern services, including superfast fibre broadband.





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