



MacArthur Stewart

87 High Street, Fort William, PH33 6SDG

Tel: 01397 702455

Fax: 01397 705949

fortwilliam@macarthurstewart.co.uk

www.macarthurstewart.co.uk

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The Byre, Acharacle, PH36 4JZ

**Price Guide -
£150,000**

Traditional Cottage

Two Bedrooms

Multi-fuel Stove

Walk-in Condition



The Byre is a charming two bedroom, cottage located just outside the village of Acharacle. This characterful property has been tastefully maintained and is in walk-in condition. It is of a solid construction with traditional thick stone walls. The cottage is within a courtyard setting with other properties and sheds in the area. It benefits from a garage and outside store cupboards. It has a wet electric central heating system which can be easily transferred to running from the multi-fuel stove in the living room if preferred. Double glazing.

In the nearby village of Acharacle, there is a hotel, restaurants, village shop, cafe, post office and bakery as well as a very well respected primary school and medical centre. There are bus routes from Acharacle to take you to Strontian where there is a secondary school and onwards to Fort William with a full range of shops and facilities.

The area is renowned for its beauty. There are mountains all round and beaches with opportunities for walking, cycling, sailing, fishing and many more outdoor activities. There is easy access to the Ardnamurchan Peninsula where there is a whisky distillery and natural history centre. A short drive will take you to the village of Mallaig with ferries to the Isle of Skye and the Outer Hebrides or to Lochaline where you can sail to the Isle of Mull.

ACCOMMODATION

LIVING/DINING ROOM – A large room with windows to front and French doors to back. The multi-fuel stove has a back boiler which can be used to run the central heating system if desired. Space for dining table. Wood effect laminate flooring. Radiator.

KITCHEN – Open plan from living room area. White wall and floor units with marble effect worktop. Under cabinet lighting, plinth lights and heater. Built in wine racks and ironing board. Tiled splashback. Self cleaning electric oven, gas hob with extractor over. Space for fridge.





BEDROOM 1 – A large double room with built in mirrored wardrobe. Fitted carpet. Radiator.

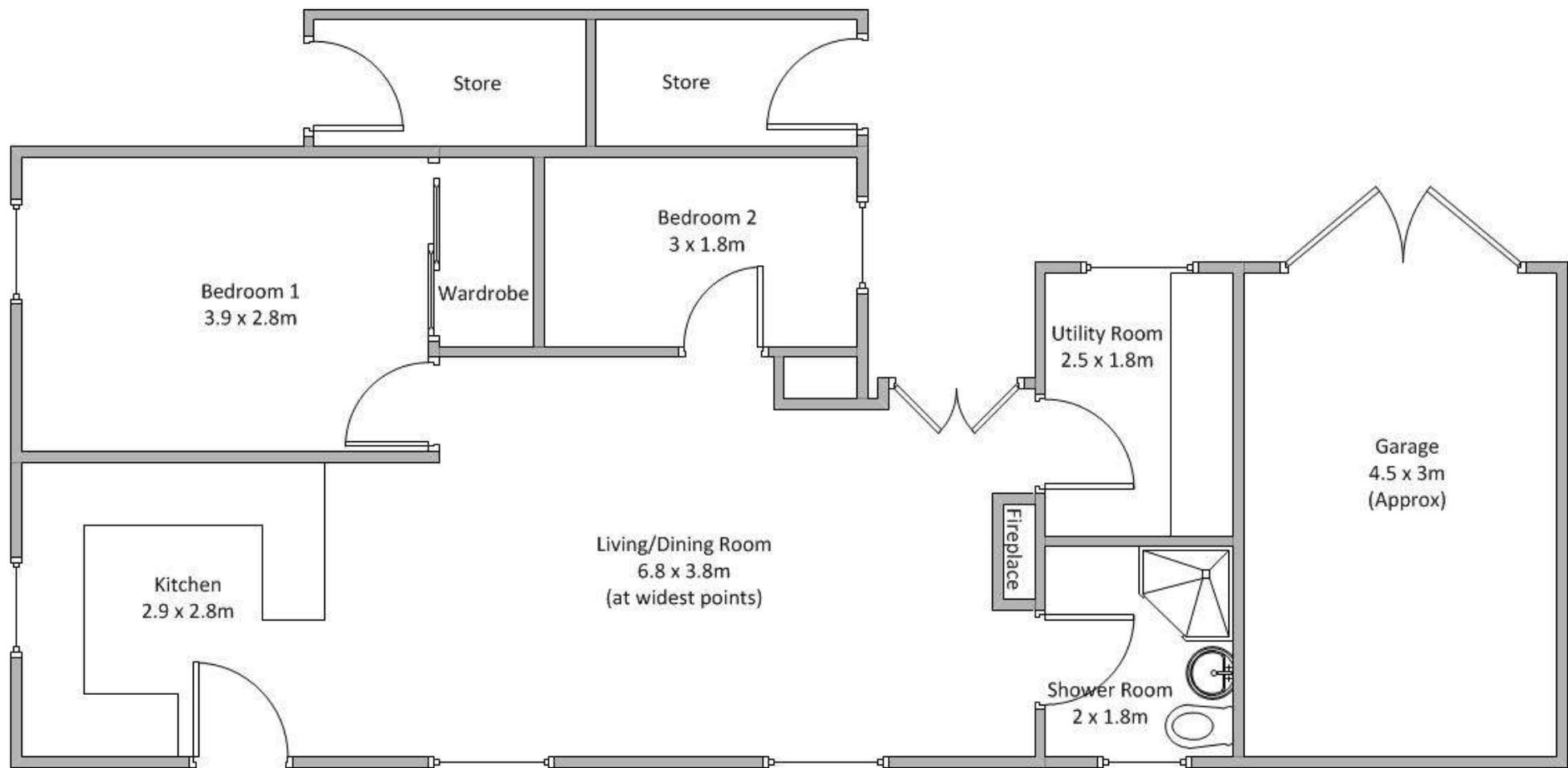
BEDROOM 2 – Single room to rear. Fitted carpet. Radiator.

SHOWER-ROOM – Consisting white toilet, wash hand basin and corner shower cubicle with Triton electric shower. Shower wall and tiled walls. Heated towel rail. Bathroom cabinet and mirror with light.

GARAGE & OUTSIDE STORES – Within the courtyard area there is access to the single car garage and an external store. A second store is accessed from the other side. Parking space at rear door. There is additional parking to the front.

EXTERNAL – There are surrounding grounds available for informal use.





HOME REPORT – Available through our website, www.macarthurstewart.co.uk or on request.

SERVICES – electricity, mains water and drainage.

EPC Band – E (50)

Council Tax Band – B

DIRECTIONS – From Fort William, travel north on A82 and turn left at roundabout onto A830 signposted Mallaig. Continue to Lochailort then turn left onto A861. Follow this road until you reach Shielbridge. Cross over the River Shiel and take first right turn signposted Shielfoot. Take 2nd turning on left where you'll see Acharacle house ahead. Go round left of house and follow track round until you come to The Byre on your right.



MacArthur Stewart Estate Agents

Tel 01397 702455

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