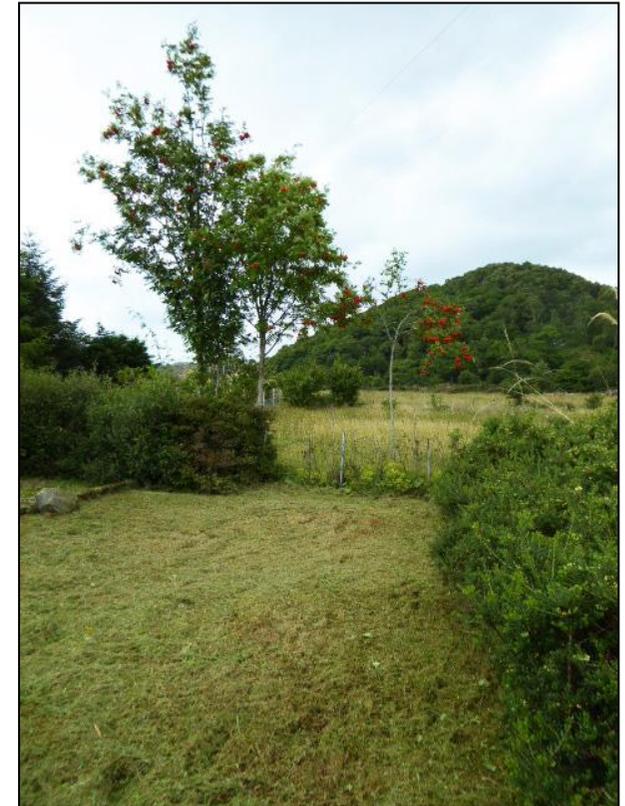


MAYFIELD, 6 SHIELFOOT, ACHARACLE

A spacious, three-bedroom, detached bungalow situated in an idyllic and enviable location, set amidst some of the finest scenery on the West Coast of Scotland. Nestled amongst shrubs and surrounded by croftland in a spectacular position within its plot and enjoying splendid views across the surrounding hills.



View from garden over surrounding Croftland



PRICE GUIDE £180,000

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KEY FEATURES:

- **Semi-rural location surrounded by stunning scenery and wildlife**
- **Spacious living accommodation**
- **Lounge benefits from lovely hillside views**
- **Fitted kitchen-diner**
- **Three Bedroom all with built in wardrobes**
- **Family bathroom**
- **Substantial off-road parking / detached garage**
- **Energy Performance Rating D-55**

LOCATION/AMENITIES:

Shielfoot is a small township approximately 2 miles from the village of Acharacle. Acharacle lies on the western end of Loch Shiel and is surrounded by beautiful scenery making it a popular holiday destination. A semi-rural village which is very well equipped with amenities to include a large, well-stocked and licensed grocery shop, bakery with café attached, fish and chip shop, garage, internet coffee shop, a hotel and restaurants.

Acharacle has an established and vibrant community, many of whom support and engage in various activities at the local Community Hall to include regular church luncheons, coffee mornings, craft fairs/producer market and yoga. There is a well-respected and modern Eco-minimalism school, a nursery, a doctor's surgery, several churches, lots of historic sites, beaches and castles nearby as well as it being accessible to the Isle of Mull. There are bus connections to and from Fort William, Glasgow and Inverness.

Fort William is the largest nearby town and is the main district town of Lochaber, also known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

DIRECTIONS: MAYFIELD, 6 SHIELFOOT, ACHARACLE, PH36 4JZ

From Fort William head North on the A82, at the BP/Distillery roundabout turn left onto the A830, continue through Glenfinnan until reaching the Lochailort junction and turn left onto the A861 passing through Roshven and Glenuig heading towards Acharacle. Cross over the River Shiel Bridge continue until reaching signs for Shielfoot turning right, continue for approx. 1½ miles until you reach the property signed posted Mayfield at the garden entrance.

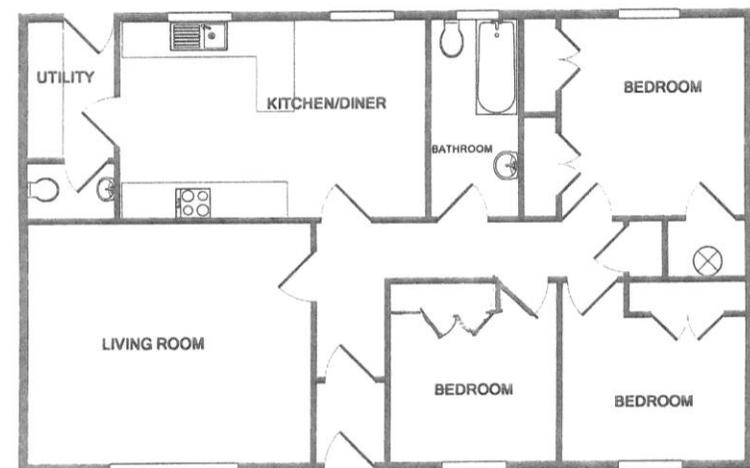
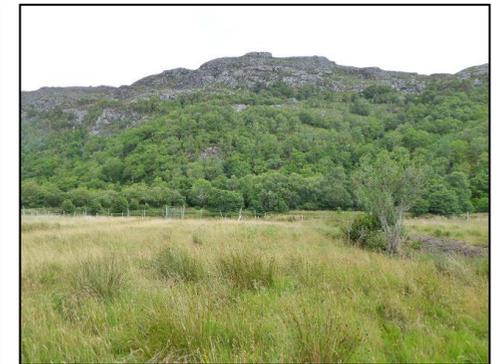
DESCRIPTION:

Situated in an idyllic and enviable location, set amidst some of the finest scenery on the West Coast of Scotland. Nestled amongst shrubs and surrounded by croftland in a spectacular position enjoying splendid views to the surrounding hills.

Originally built around 1982, this spacious, three bedroomed detached bungalow spans approximately 99square metres and benefits from generous living accommodation, double glazing, oil fired heating and good storage with built in wardrobes to each of the bedrooms. There is a detached garage and off-road parking.

ACCOMMODATION:

Entrance porch, inner hallway, lounge, fitted kitchen-diner, utility, W.C, three bedrooms and family bathroom.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.



ENTRANCE PORCH/HALLWAY: 1.47m x 1.2m (4'10" x 3'11")

Good size entrance porch with further door leading into the hallway where there is a storage cupboard, radiators and laminate flooring coordinated with the lounge.

LOUNGE: 4.90m x 4.10m (16'00" x 13'05")

Bright and spacious lounge with stunning hillside and croftland views from large window. Laminate flooring and wall lights.

KITCHEN – DINER:

OVER ALL SIZE: 5.25m x 3.57m (17'03" x 11'08") (longest x widest)

(K) 3.57m x 3.47m (11'08" x 11'04") (D) 2.98m x 2.09m (9'09" x 6'10")

Spacious fitted kitchen-diner with a variety of wall, drawer and base units, an integrated oven and gas hob. Modern, tile effect vinyl flooring. Dual windows provide views onto the garden and treeline beyond.

UTILITY: 2.42m x 1.59m (7'11" x 5'02")

Work surface area, plumbing for washing machine, co-ordinated kitchen flooring. Access to garden ground.

W.C: 1.59m x 1.07m (5'02" x 3'06")

BEDROOM 1: 3.66m x 2.92m (12' x 9'07") (at longest points)

Enjoying lovely hillside views towards the River Shiel. Double door fitted wardrobes with hanging rail and shelf, quality fitted carpet.

BEDROOM 2: 3.65m x 2.93m (11'11" x 9'07") (at longest points)

Double door fitted wardrobes with hanging rail and shelf, quality fitted carpet.

BEDROOM 3: 3.17m x 2.97m (10'04" x 9'09")

Dual aspect windows, two double doors built in wardrobes.

FAMILY BATHROOM: 2.97m x 1.57m (9'09" x 5'02")

Bath with shower over, wash hand basin and W.C, part tiled walls, shaver socket and vinyl flooring.



EXTERNALLY

Gated access leads into the property where there is a detached garage, outside tap and garden grounds predominantly of gravel and grass. The boundary is surrounded by open croftland which is **not** included in the sale price. Through-out the garden are a variety of small shrubs, trees and pampas grasses as well as a grassed area and seating, a wonderful spot to sit and enjoy the grounds and wildlife that it occupies.



View over surrounding Croftland



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A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.

