LEGAN HOUSE, POLLOCH, PH37 4LX

FIXED PRICE £115,000

ENERGY PERFORMANCE RATING: 'D'
GENERAL DESCRIPTION:
Looking for a remote dwelling? This maybe the property for you. Legan House has been the present owners main residence for almost 30 years. Upgraded and extended, this individual SEMI DETACHED VILLA now offers bright, spacious and very flexible accommodation over two levels. Entry is gained into a 16 foot reception porch which is also equipped as a 2nd kitchen, there is a small reception hallway, lounge with open fire, 25 foot sunlounge with open aspects and panoramic views, kitchen and modern shower room on the ground floor. Upstairs there are three double bedrooms and a bathroom along with access to a useful loft storage area. Underneath the house accessed from the rear garden is a 25 foot workshop with light and power. The house has double glazing and oil fired central heating. There is a country style front garden and an enclosed rear garden which extends to the side of the subjects and encompasses a greenhouse and timber garden shed.

Polloch is a small hamlet a few miles outside of Strontian on the Ardnamurchan peninsula, some 30 miles from Fort William via the Corran ferry. Strontian, the capital of Ardnamurchan has a new modern high school and library, primary school, post office, general store and GP surgery along with a vibrant community life. Polloch itself is remote so please don't expect street lights or pavements. Over the last 30 years the present owners have encouraged and fed the local wildlife which means the pine martens and badgers amongst others feed everyday in the garden along with numerous birds, whilst eagles and buzzards are not uncommon to be seen in the surrounding area. Hillwalking and water sports, from fishing to sailing and canoeing along with cycling are but a few activities to be found locally. A permit to fish for salmon and trout on Loch Shiel (Scotland's 4th biggest loch) costs £120 per year including vat for a boat licence for 2 rods for the season which runs from March to October. Stunning scenery, panoramic viewpoints, excellent rural pursuits and a unique micro climate perhaps help explain the tremendous appeal of this isolated setting.

Disclaimer:
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 134015)
TRAVEL:
From Stontian follow the road over the stone bridge and turn sharp right along the river. Carry on up the hill and down the other side along Loch Doilet, cross over the Bailey Bridge and carry on past the Glenmurch Lodge, continue straight and Legan House is the 1st on your right.

MEASUREMENTS:
Entrance porch: 16'01" x 9'03" (4.9m x 2.8m)
Lounge: 17'11" x 11'10" (5.4m x 3.6m)
Conservatory: 25'10" x 8'09" (7.8m x 2.6m)
Kitchen: 11'03" x 9'08" (3.4m x 2.9m)
Shower room: 7'09" x 5'10" (2.3m x 1.7m)
Bedroom 1: 11'08" x 9'0" (3.5m x 2.8m)
Bedroom 2: 11'07" x 8'10" (3.5m x 2.6m)
Bedroom 3: 11'02" x 8'09" (3.4m x 2.6m)
Bathroom: 11'09" x 4'10" (3.5m x 1.4m)

VIEWING:
Strictly by appointment through our Property Department on 01324 626107.

ENTRY:
Negotiable.

COUNCIL TAX:
Band 'B' - £904.56
ENERGY PERFORMANCE RATING: 'D'

REF: KMcL/S3447

HOME REPORT:
A Home Report is available for this property. Please ask for details.
DISCLAIMER:
Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. Floorplans are not to scale.

We are required under the Estate Agency act to advise that the client we are acting for on the sale of this property is owned by an relative of an employee of Russel + Aitken.

HOUSE SALES:
If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.