



ARRAS BEAG, 20 CAMUSLONGART, DORNIE IV40 8EX

Charming 2 Bedroom Detached Holiday Cottage with panoramic views overlooking Loch Long.

Entrance vestibule	2 Bedrooms	Double Glazing
Hall	Shower room	Shed
Lounge/Kitchen/ Dining room	Electric storage heating	

Offers over £115,000



Arras Beag is a charming holiday cottage idyllically set on the shores of Loch Long with panoramic views across the loch to the hills and beyond. The cottage also boasts uninterrupted views which overlook the world-famous Eilean Donan Castle set on the shores of Loch Duich. The cottage offers well laid out accommodation and the open plan lounge/kitchen/dining room, with its triple aspect windows, provides an abundance of natural daylight which makes this a perfect room to sit back and enjoy the stunning views. The two front facing bedrooms also offer magnificent views over the loch. The entrance vestibule provides space for changing coats and footwear etc. The good sized shower room provides a built-in louvre vanity unit which offers additional storage space. The cottage benefits from double glazing and heating is by way of storage heaters in the hall and lounge. Drainage is by way of a septic tank which is registered with SEPA. The driveway offers ample parking space for a few vehicles.

The picturesque village of Dornie has a shop, hotel and pub, and is set amidst some of the most outstanding and breath-taking scenery on the West Coast. This location is an excellent tourist base and is ideal for the outdoor enthusiast to enjoy a wide range of pursuits, including activities such as loch and sea fishing, bird and wildlife watching, sailing, or for the more daring, climbing on the Kintail, Torridon and Cuillin ranges. The village of Kyle of Lochalsh, some 9 miles distant, offers a wider range of amenities and facilities – shops (including a butcher and chemist), banks, railway station, swimming pool and supermarket, and the bridge to the Isle of Skye. The charming coastal village of Plockton is 11 miles from Dornie. There are golf courses in Lochcarron (21 miles) and Sconser on Skye (31 miles).

Inverness, which is approximately miles 70 distant, is the main business and commercial centre for the Highlands and offers recreational, shopping and leisure facilities along with excellent road, rail and air links to the South and beyond.

Entrance to Arras Beag is through a timber gate with pathway leading to the rear door.

Entrance vestibule: 1.83m x 0.98m

Side facing window. Tiled entrance vestibule with coat hooks on wall. Shelves. Electric meter located above window. Half opaque glass door leads to:-



Hallway: 2.62m x 1.60m

Hatch to loft with access via loft ladder (power point). Smoke alarm. Storage electric heater. Cupboard housing fuse box. The hallway flooring is part vinyl and part carpet. Wall mounted coat hooks with shelf above. Doors off the hallway lead to the shower room, lounge/dining/kitchen area and two bedrooms. A further storage cupboard houses the hot water tank



Shower room: 2.33m x 1.75m

Opaque window facing rear elevation. Fitted WC and wash hand basin. Shower cubicle with wall mounted "Mira" electric shower. Heated towel rail. Mirror with shelf below and light above. Fitted louvre vanity unit providing extra storage space, tiled shelf above and part tiled wall.

Lounge/kitchen/dining room: 5.42m x 4.64m

This is a spacious and bright open-plan room with triple aspect windows/French doors facing the front, side and rear elevations providing an abundance of natural daylight looking out to spectacular scenery. The dining area is partitioned off from the kitchen with a stylish floor based wooden unit making this a perfect area for informal dining in a peaceful and tranquil setting. Carpet.

Lounge area: 4.64m x 3.55m

The lounge provides tranquillity with stunning views overlooking Loch Long and Eilean Donan Castle. Electric convector heater set in wooden mantle. Wall and ceiling lights.

Kitchen area: (2.36m x 1.63m)

An ample sized kitchen area fitted with wall and base units providing plenty storage and worktop space. Stainless steel sink and drainer. Electric hob, Zanussi fitted oven and Zanussi fridge. 3 piece spotlight.

Bedroom 1: 2.69m x 2.21m

Front facing window. Built in louvre wardrobe with hanging space and shelves above. Built in vanity unit with mirror. Wall lights. Coat hooks. Electric convector heater. Carpet.



Bedroom 2: 2.67m x 2.51m extending to 2.82m

Front facing window. Built in wardrobe with hanging space and shelves. Wall lights. Coat hooks to wall. Mirror, Electric convector heater. Carpet.



Garden

The garden is mainly laid to gravel with grassed areas, mature bushes, shrubs and trees. The front garden offers a seated patio area and access to the shore. A driveway from the road leads to the side of the cottage. Shed.

Please Note

The permitted use for this property under planning legislation is as a holiday cottage with occupation up to 11 months of the year, therefore no Home Report is available.

Council Tax

The current council tax banding is band B. Please be aware that this may be subject to change upon sale.

Extras

All contents as seen are included in the sale price, (apart from personal items). An inventory of the items can be included.

Services

The subjects benefit from mains electricity and water. Drainage is by way of septic tank.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate

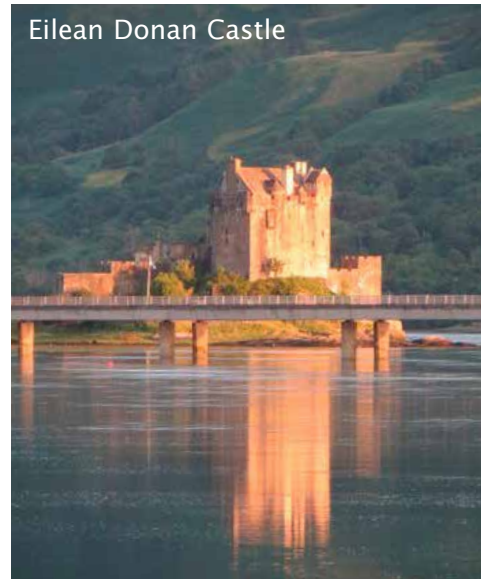
Band E

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From Inverness take the A82 road travelling towards Fort Augustus along the shores of Loch Ness. At Invermoriston take the A887 road going towards Kyle of Lochalsh and continue until you come to Eilean Donan Castle. Just past the castle, cross over the bridge then turn right to Camuslongart. Continue along this road for a short distance, passing a few houses on your right. Arras Beag is identified by our South Forrest For Sale board.



Eilean Donan Castle



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