



## 4 Old Mill Cottage

Duror, Appin PA38 4BW

Guide Price £170,000

**Fiuran**  
PROPERTY



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4 Old Mill Cottage is a charming semi-detached traditional Cottage, nestled amidst the enchanting hills of Duror. In walk-in condition with original features throughout. It is currently let out as a successful self-catering business, but would equally make an ideal purchase for first time buyers, family home or as an idyllic holiday home.

Special attention is drawn to the following:-

### Key Features

- Desirable 2 Bedroom semi-detached Cottage
- In beautiful, walk-in condition
- Picturesque rural location
- Entrance Porch, Lounge with log burner
- Open plan Kitchen/Dining Room with log burner
- Hallway, Bathroom & 2 Bedrooms
- Traditional deep sills & original features throughout
- Contents available under separate negotiation
- Recently rewired and well insulated
- Delightful mature, well-maintained garden
- Detached garage & timber shed
- Private gravelled driveway
- Short walk to beautiful Cuil Bay & beach
- Wonderful family home
- Ideal business opportunity
- No onward chain





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The accommodation comprises of the entrance Porch, Lounge, open-plan Kitchen/Dining Room, Hallway, Bathroom and 2 Bedrooms.

There are also 2 Lofts, both partially floored.

In addition to its stunning location, 4 Old Mill Cottage has been lovingly renovated over the years but preserving the original allure while adding modern conveniences. The Cottage sits in generous well-maintained private garden grounds which house a detached garage and a timber shed, which makes this property the perfect home.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the front of the property and entry into the entrance Porch.

#### **ENTRANCE PORCH** 1.7m x 1.4m

With external door to the front elevation, hatch access to Loft, slate flooring and doors leading to the Lounge and the open-plan Kitchen/Dining Room.

#### **LOUNGE** 5m x 3.6m

Bright room with dual aspect windows to the front & rear elevations, attractive log burner, fitted carpet and door leading to the Hallway.

#### **KITCHEN/DINING ROOM** 5m x 4.8m (max)

Spacious room fitted with base units, complementary worktops over, stainless steel sink & drainer, electric cooker, free standing fridge/freezer, washing machine, 1 window to the front elevation, 2 further windows to the rear, slate flooring and external door leading to the rear garden.

#### **HALLWAY** 4.5m x 1.7m

With 2 windows to the front elevation, built-in storage cupboard (housing the hot water tank), hatch access to Second Loft, fitted carpet and doors leading to the Bathroom and both Bedrooms.

#### **BATHROOM** 3.3m x 2m (max)

With white suite comprising of a bath with electric shower over, wash basin set in a vanity unit, WC, radiator, window to the rear elevation, partly tiled walls and tiled flooring.

#### **BEDROOM ONE** 3.4m x 2.3m (max)

With dual aspect windows to the front & rear elevations and fitted carpet,

#### **BEDROOM TWO** 5m x 3.5m (max)

With window to the rear elevation, feature wall and fitted carpet.





**DETACHED GARAGE** 4.9m x 3.3m

With double wooden doors to the front elevation and concrete flooring.

**GARDEN**

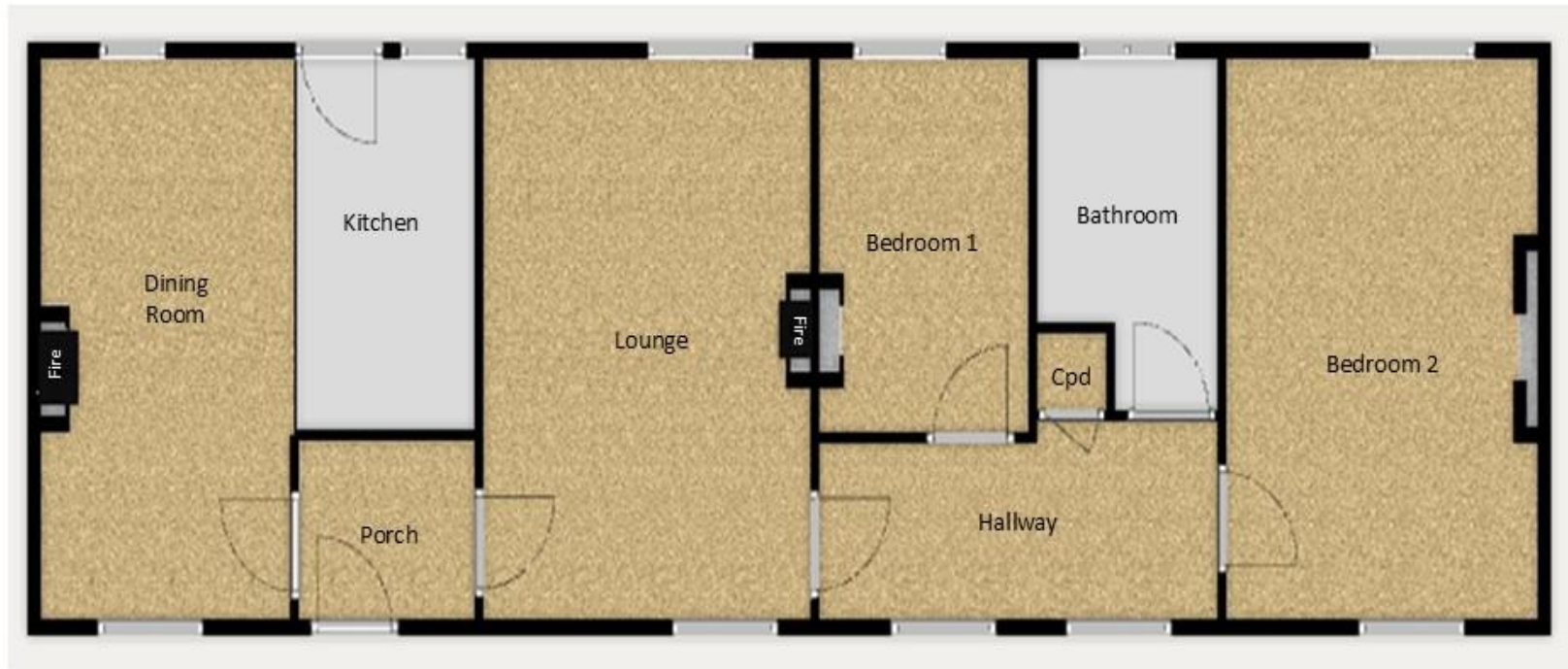
With sizeable garden surrounding the property. The front garden is laid partly with grass and partly with gravel, offers off street gravelled private parking and houses the detached garage. The rear garden is enclosed by a stone built wall with gated access, laid mainly with grass and offset with mature trees, bushes, bushes & seasonal planting. The rear garden houses a timber shed and is an ideal place for relaxing, enjoying the lovely surrounding countryside and for dining alfresco.

**DUROR**

Duror is a small rural village situated centrally between Fort William and Oban. It offers a range of facilities including an excellent village primary school and a well-used community village hall. Secondary schooling is available in the nearby village of Kinlochleven which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas. Being part of the 'Outdoor Capital of the UK', Duror and surrounding areas offer a large range of sports and outdoor activities, including winter sports, beautiful hill and forest walks, climbing, indoor ice climbing, mountaineering, fishing, water sports, downhill mountain biking and golfing. A cycle track passes through the village and runs from Glencoe through to Oban.



# 4 Old Mill Cottage, Duror



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage

**Council Tax:** Band C    **EPC Rating:** F33

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



Boundary Plan as per Registers of Scotland

## LOCATION

Steeped in history, Duror is surrounded in the most breathtaking scenery of mountains and lochs, wonderful sandy beaches, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round.

## DIRECTIONS

From Fort William take the A82 southbound heading towards Ballachulish, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue on the A828 for approx. 5.5 miles, passing Duror Village Hall (on the right). 4 Old Mill Cottage is on the left-hand side and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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