



McEwan Fraser Legal

Solicitors & Estate Agents

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Kismul

9 BRACARA, MORAR, MALLAIG, PH40 4PE

Loch Morar

Kismul is located overlooking Loch Morar which is situated in the North West Highlands of Scotland, four miles from the village of Mallaig. The Loch offers some excellent fishing along its 18.8km length. Reaching a depth of 310m making it the deepest body of freshwater in Britain and the third deepest in Europe..

The area around the loch is a walkers' paradise. The surrounding hills, although not of the Munro or Corbett heights, offer magnificent views stretching as far as Ben Nevis in the east to the magnificent Cuillins and further to the Hebrides in the west.

The bustling fishing village of Mallaig lies 4 miles to the north at the end of the road to the Isles. The village has a good range of shops, restaurants, churches, primary and secondary school, a swimming pool and medical services. The harbour is a busy fishing port, with Mallaig Yachting Marina and a ferry terminal to Skye, the Small Isles and Knoydart.

Morar railway station is on the West Highland Line, regarded as one of the great railway journeys of the world, running from Mallaig to Glasgow. The Caledonian sleeper service from Fort William to London Euston takes about 12 hours arriving in London at 8am.

The area is a haven for outdoor recreation with an abundance of wonderful walks and water activities and a beautifully sited nine hole golf course at Traigh.

A truly magnificent part of the country.





Kismul

Location, Location, Location - McEwan Fraser Legal are delighted to bring to the market this fabulous loch view home in move-in condition.

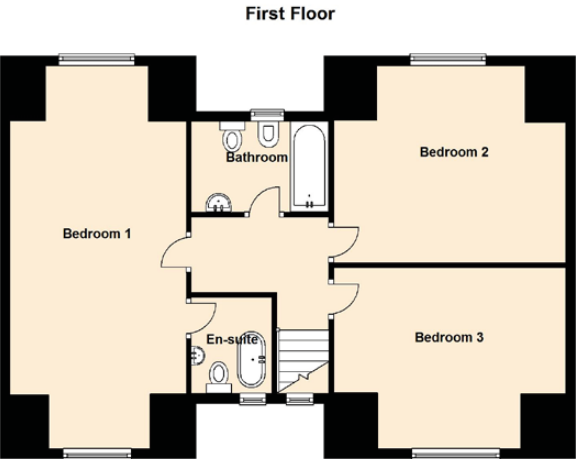
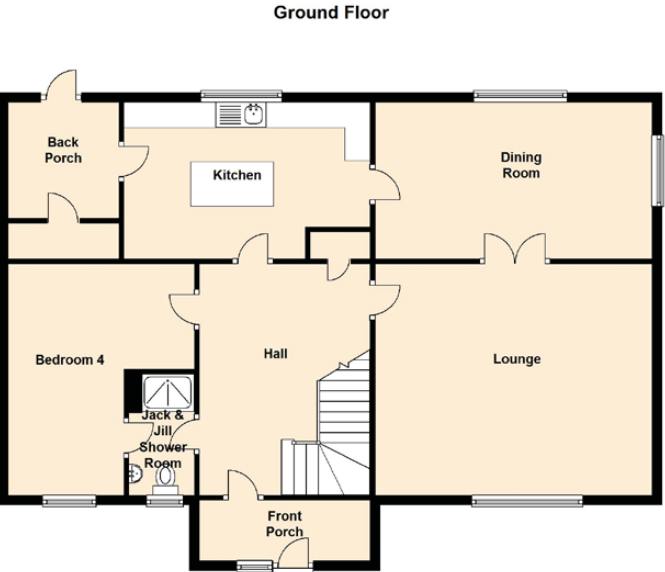
Finished to a high specification, the property is located to take full advantage of the clear uninterrupted views of Loch Morar. The location is perfect for those who appreciate the beautiful scenery and a relaxed way of life.

The options with the dwelling are enormous. Whether you are looking for a luxury family home or the potential to operate the house as a Bed & Breakfast establishment, then Kismul has all of these qualities. The property consists of four bedrooms with a large master bedroom with its own en-suite facilities and a further 1 en-suite and a main family bathroom. A large living room with wood burning stove and views to die for overlooking Loch Morar. There is a good size kitchen with a separate utility room at the back entrance to property ensuring that all your requirements are catered for.

There is a large garden with established shrubs and ample parking surrounding the house, there is also the bonus of a garage. The property has double glazing throughout and oil fired central heating.

Properties of the stature of Kismul with its location rarely come on the market so early viewing is highly recommended.



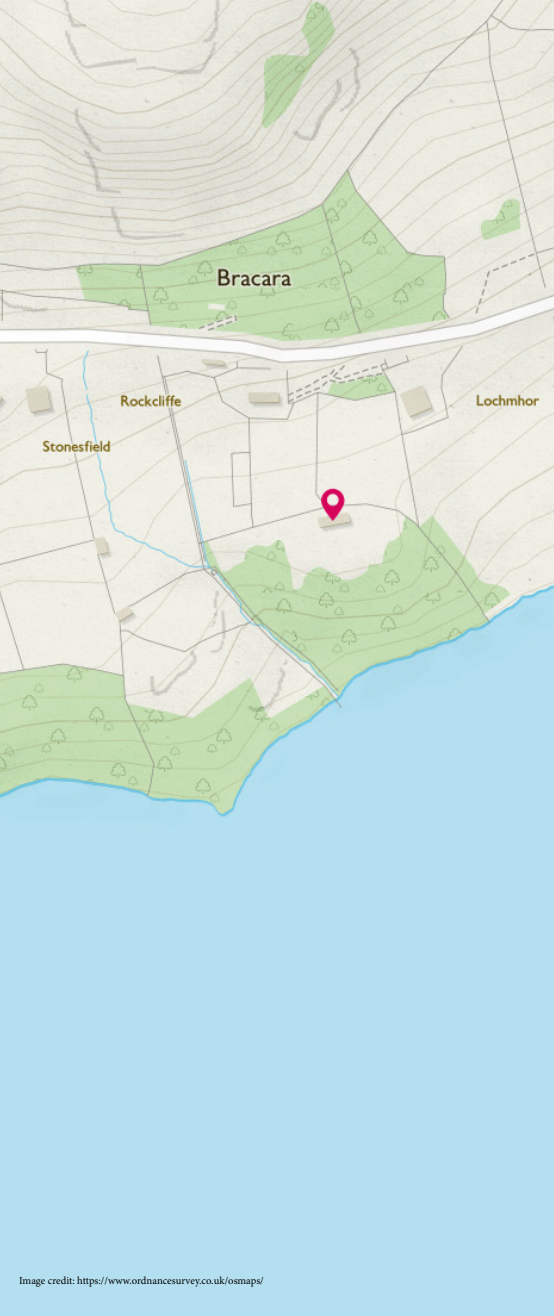


Details

Approximate Dimensions
(Taken from the widest point)

Hall	4.10m (13'5") x 3.40m (11'2")
Lounge	5.50m (18'1") x 4.60m (15'1")
Dining Room	5.50m (18'1") x 3.10m (10'2")
Kitchen	4.90m (16'1") x 3.80m (12'6")
Bedroom 1	7.80m (25'7") x 3.50m (11'6")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 2	4.60m (15'1") x 3.80m (12'6")
Bedroom 3	4.60m (15'1") x 3.70m (12'2")
Bedroom 4	4.60m (15'1") x 3.70m (12'2")
Jack & Jill Shower Room	2.40m (7'10") x 1.30m (4'3")
Bathroom	2.60m (8'6") x 1.80m (5'11")
Back Porch	2.90m (6'2") x 1.60m (5'3")

Gross internal floor area (m²) - 178m²
EPC Rating - D





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Part
 Exchange
 Available

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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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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