



MacPhee & Partners



2 TOUGAL | TOUGAL | MORAR | PH40 4PD

GUIDE PRICE: £250,000

Occupying an enviable coastal position just footsteps from the renowned Silver Sands of Morar, 2 Tougal is an utterly charming semi-detached cottage set within private, well maintained garden grounds, with parking for one vehicle. Presented in immaculate walk-in condition, this delightful home has been thoughtfully upgraded to an exceptional standard, combining modern comforts with timeless coastal charm. Benefits include double glazing, contemporary Rointe electric radiators, solid oak internal doors, and tasteful neutral décor throughout. Beautifully styled with a calming coastal palette, the interior creates an inviting and tranquil atmosphere, perfectly complementing its idyllic seaside setting. Deceptively spacious, the well-proportioned accommodation is arranged over one level and comprises a welcoming entrance porch, an open-plan lounge and dining room centred around an impressive wood-burning stove, a premium fitted kitchen with integrated appliances, rear vestibule, a contemporary shower room, and two double bedrooms. Whether seeking a superb permanent residence, an idyllic coastal retreat, or an investment opportunity within the thriving Highland self-catering market, 2 Tougal is certain to appeal. The property is currently operated as a successful holiday let and benefits from a Short-Term Let Licence already being in place. Most furniture is also available by separate negotiation, allowing a purchaser the opportunity to acquire a truly turnkey coastal home.

Tougal is a peaceful coastal hamlet located approximately two miles from the picturesque village of Morar, on the celebrated 'Road to the Isles' between Fort William and Mallaig. Famed for its spectacular white sandy beaches, crystal-clear waters and breathtaking Highland scenery, Morar is regarded as one of Scotland's most sought-after coastal destinations. The village offers a welcoming hotel, church and local amenities, with a wider range of shops, services and transport links available in nearby Mallaig and Fort William. Excellent road and rail connections, including the iconic West Highland Line, provide easy access while making this an ideal base from which to explore the magnificent landscapes of the West Highlands and the Inner Isles.

- Charming Traditional Semi-Detached Cottage
- Idyllic Coastal Location Just Footsteps from the Silver Sands of Morar
- Beautifully Presented in Immaculate Walk-In Condition
- Open-Plan Lounge & Dining Room with Feature Wood-Burning Stove
- Premium Modern Kitchen with Integrated Appliances
- 2 Double Bedrooms & Contemporary Shower Room
- Double Glazing & Modern Rointe Electric Heating
- Private Garden with Garden Shed & Wood Store
- Parking for One Vehicle
- Successful Holiday Let with Short-Term Let Licence in Place
- EPC Rating: C 78

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Accommodation

Front Porch 2.0m x 1.6m

With UPVC entrance door and window to front. Tongue-and-groove wall and ceiling panelling. Open arch to lounge & dining room.

Lounge & Dining Room 5.1m x 4.3m

Slightly L-shaped, with double window to front and one to side. Feature wood-burning stove set on stone tiled hearth, with oak overmantle. Built-in oak shelving and cupboard. Open to kitchen and doors to bedrooms.

Kitchen 3.3m x 2.4m

Very slightly L-shaped, with double window to front and one to side. Fitted with pale grey coloured, shaker-style kitchen units, offset with wood effect work surfaces. Integral CDA oven. CDA electric hob with Zanussi stainless steel extractor chimney over. Integral CDA slimline dishwasher. Blanco graphite coloured sink unit. Tiled splashback. Door to rear vestibule.



Rear Vestibule 1.7m x 1.0m

With half frosted glazed UPVC door to rear garden. Hatch to loft. Door to shower room.

Shower Room 2.2m x 1.4m

With frosted window to side. Fitted with contemporary white suite of WC, wash hand basin set in raised vanity unit, and fully tiled shower cubicle with mains shower and drench head over. Tiled splashback.

Bedroom 3.6m x 2.7m

With double window to front. Recessed wardrobe area. Hatch to loft.

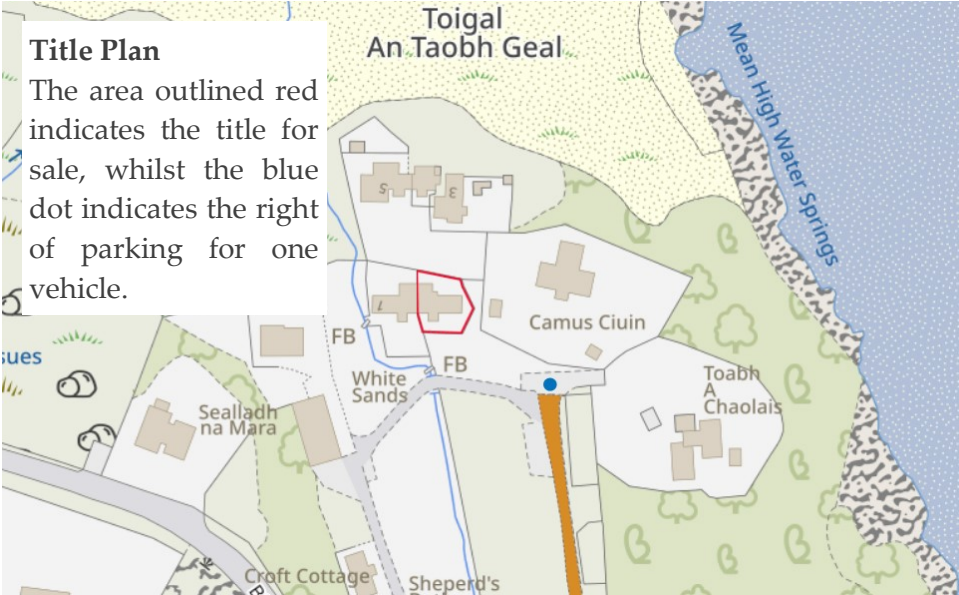
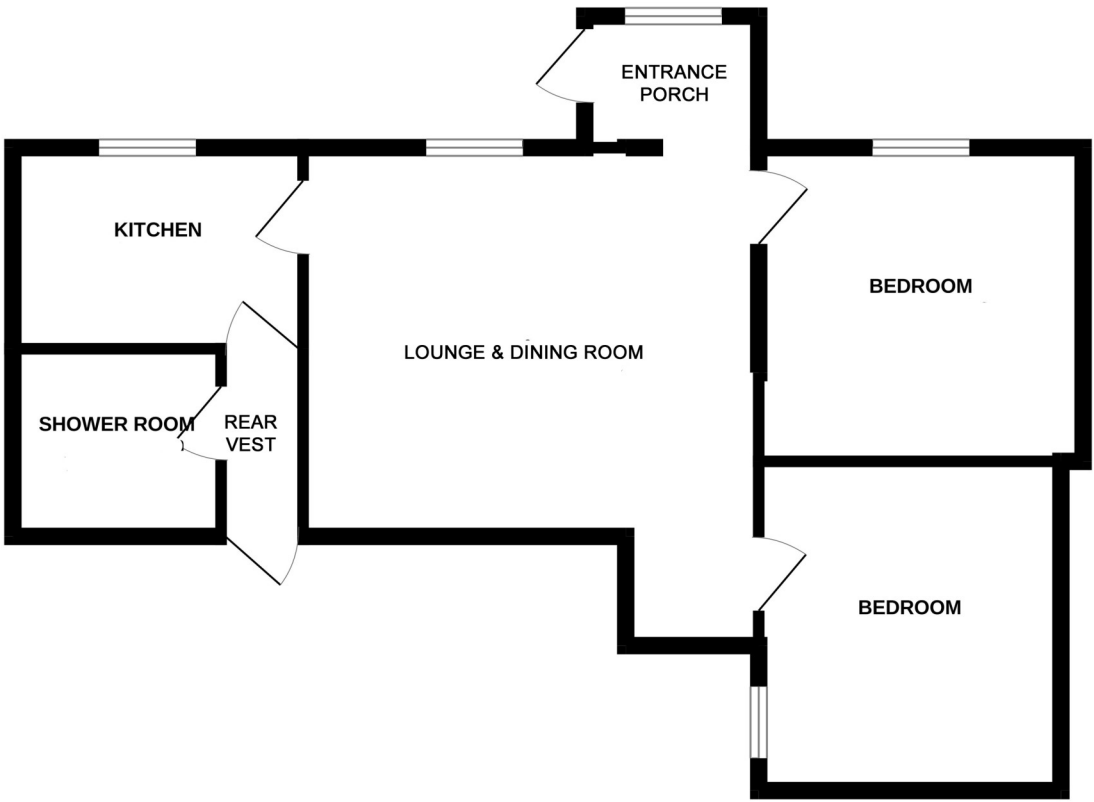
Bedroom 3.2m x 3.1m

Very slightly L-shaped, with window to side. Hatch to loft.





Floor Plan



Garden

The property is fully enclosed and approached via a private concrete pathway with steps leading down to an attractive stone-flagged patio, beautifully bordered by mature shrubs, established planting and seasonal flowers, providing year-round colour and interest. The pathway continues around the cottage to the rear, where a further stone-flagged area incorporates a timber garden shed and wood store. A raised lawn surrounds the garden, with stone steps and a timber gate providing access to the communal central lawn and, beyond, the beach. A parking space for one vehicle is also included in the title, highlighted by the blue dot on the title plan.

Travel Directions

Travelling from Fort William on the A830 road, proceed for 37 miles. Turn left on to the B8008 where signposted 'Camusdarach and Tougal' just before the Morar turning. Proceed down the road for approximately half a mile and turn right. Proceed ahead on this road to the end and 2 Tougal is located directly ahead.

 **what3words** **coast.careful.plod**



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