



## Alltbeag

Tighphuirt, Glencoe, PH49 4HN

Offers Over £485,000

**Fiuran**  
PROPERTY



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Tighphuirt, Glencoe, PH49 4HN

Alltbeag is a superior detached 5 bedroom Villa, Situated in beautiful Glencoe with magnificent views over Loch Leven and mountain views towards the Mamores. With detached garage and sizeable garden it would make a wonderful family home with Bed & Breakfast potential.

Special attention is drawn to the following:-

## Key Features

- Stunning 5 Bedroom detached Villa
- Unrestricted loch & mountain views
- Well-presented and in walk-in condition
- Modern features throughout
- Feature glass balustrade at front
- Entrance Porch, open-plan Lounge/Kitchen/Diner, Hall
- Utility Room, WC, ground floor Bedroom with En Suite
- Upper Landing, 4 further Bedrooms all with En Suites
- Ground floor under floor heating & solar panels
- Double glazed windows throughout
- Local Ballachulish slate roof
- Attractive log burning stove, oil heating
- Sizeable private garden with 2 timber sheds
- Private tarmac driveway with parking
- Detached Garage with power & lighting
- Within walking distance of local amenities
- Wonderful family home
- Bed & Breakfast potential



Alltbeag is a superior detached Villa with 5 bedrooms. Situated in beautiful Glencoe with magnificent views over Loch Leven and mountain views towards the Mamores. With detached garage and sizeable garden it would make a wonderful family home with Bed & Breakfast potential.

The lower accommodation comprises entrance Porch, open plan Lounge/Kitchen/Diner, Inner Hall, ground floor Bedroom with En Suite, Utility Room, and WC.

The upper level boasts the Upper Landing, 4 further Bedrooms all with En Suites, 4 storage cupboards. There is also a Loft.

In addition to its breathtaking location, this property is fully double glazed and benefits from oil central heating, underfloor heating, solar panels & an Air Blown ventilation system. Externally, there is a private driveway and detached garage. The extensive rear garden is tiered and is offset with trees & shrubs.

#### GLENCOE

Glencoe village offers a primary school, well attended village hall, supermarket, cafe, hotel, pub, filling station, church and dentist. With further amenities in nearby Ballachulish. The secondary school is located in the village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Glasgow and surrounding areas.

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

#### APPROACH

Via the front garden and entrance into the Porch.

#### PORCH 2.4m m x 1.5m

With external door to the side elevation, tiled flooring and door leading to the open-plan Lounge/Kitchen/Diner.

#### OPEN PLAN LOUNGE/KITCHEN/DINER

##### LOUNGE 6m x 5m

Stunning family room open plan to the Kitchen and Dining Room, attractive wood burning stove set on slate tiles and with wooden overmantel, full length windows to the front elevation maximising the amazing views, further window to the side elevation looking down Loch Leven, and solid wood flooring.

##### KITCHEN 3.7m x 3.7m

Open plan to Diner and Lounge, fitted with a range of modern wooden base & wall mounted units, complementary work surfaces over, electric cooker, extractor hood over, stainless steel sink & drainer, tiled splashbacks, window to the front elevation with views over the loch & mountains, and tiled flooring.

##### DINER 7.8m x 6m

Open plan to the Lounge and Kitchen, with full length windows to the rear elevation looking to the rear garden, solid wood flooring, external door leading out to the raised patio area and rear garden, and semi-open plan to the Hallway with carpeted stairs leading to the first floor.

##### INNER HALL 4.1m x 3.4m (max)

With cushioned flooring, doors leading to the ground floor Bedroom, Utility Room & WC, and external door to the rear garden and raised decking area.

##### BEDROOM ONE 4.1m x 3.6m

With window to the front elevation taking advantage of the impressive views, wooden flooring, and door leading to the En Suite Shower Room.

##### EN SUITE SHOWER ROOM 2.4m x 1.8m

With suite comprising of shower cubicle, WC & wash basin set in a vanity unit, heated towel rail, partly tiled walls, cushioned flooring, and frosted window to the side elevation





**UTILITY ROOM** 3.7m x 2m

With modern base and wall mounted units, complementary work surfaces over, white ceramic sink & drainer, plumbing for washing machine, space for tumble dryer, and cushioned flooring

**WC** 1.8m x 0.9m

With white suite comprising of WC & wash basin, frosted window to the rear elevation, and cushioned flooring

**UPPER LANDING**

Rising wooden staircase with metal spindles & wooden handrail, carpeted stairs, plinth lighting, 4 storage cupboards (1 housing the hot water tank), radiator, fitted carpet, window to the rear elevation, hatch to Loft, and doors leading to all 4 upper Bedrooms.

**BEDROOM TWO** 6m x 6m (max)

With window to the front elevation taking full advantage of the splendid views, further Velux window to the side, 2 built-in wardrobes, radiator, fitted carpet, and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 3.4m x 2.3m

With white suite comprising of bath with shower over, WC & wash basin, heated towel rail, partly tiled walls, Velux window to the side elevation, and cushioned flooring.

**BEDROOM THREE** 6m x 3.5m

With window to the rear elevation, radiator, wooden flooring, hatch to Loft, and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3.4m x 2.1m

With suite comprising of shower cubicle, WC & wash basin, heated towel rail, Velux window to the side elevation, and cushioned flooring.



**BEDROOM FOUR** 5.2m x 3.8m (max)

With window to the front elevation with incredible views, built-in wardrobe, radiator, fitted carpet, and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.8m x 1.9m

With white suite comprising of shower cubicle, WC & wash basin set in a vanity unit, heated towel rail, cushioned flooring, and frosted window to the front elevation.

**BEDROOM FIVE** 3.9m x 3.8m

With window to the rear elevation over the rear garden, radiator, fitted carpet, and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 2.8m x 1.8m

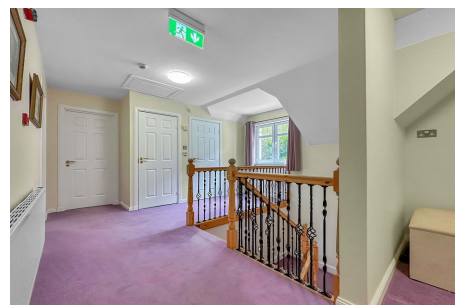
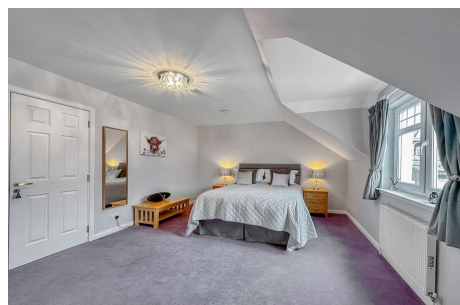
With white suite comprising of bath with shower over, WC & wash basin, heated towel rail, partly tiled walls, and wooden flooring.

**LOFT**

With 2 access hatches to the Loft, 1 located in the Upper Landing with retractable ladder and the other in Bedroom Three.

**GARDEN**

The front garden is tiered with the lower level providing parking for 4 vehicles, the mid-level is laid with gravel planted with small shrubs, the upper level has a striking glass Balustrade and is laid with slabs. To the side paved steps lead to a gate to the rear garden and to the other side the tarmac driveway leads to the detached garage and provides further parking. The sizeable rear garden is also tiered with steps providing access to the whole area, laid mainly with grass and planted with mature trees & shrubs and has space for dining furniture. There is a part covered raised decking area to the rear of house which leads out from the Dining Room or Inner Hall, this is the perfect spot for relaxing and for dining alfresco.





# Alltbeag, Tigh A'Phuirt



*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 and drainage. Oil Tank

**Council Tax:** Band G

**EPC Rating:** C78

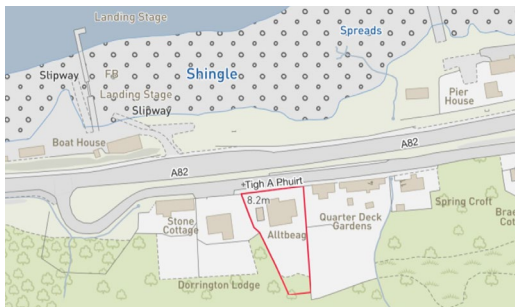
**Local Authority:** Highland Council

**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.



## LOCATION

Steeped in history, Glencoe is surrounded in the most breathtaking scenery of mountains and lochs 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 road south for approx. 16 miles. Pass by the village of Ballachulish. Turn right at Tighphuirt. Alltbeag is the 3rd property on the right and can be identified by the For Sale sign.

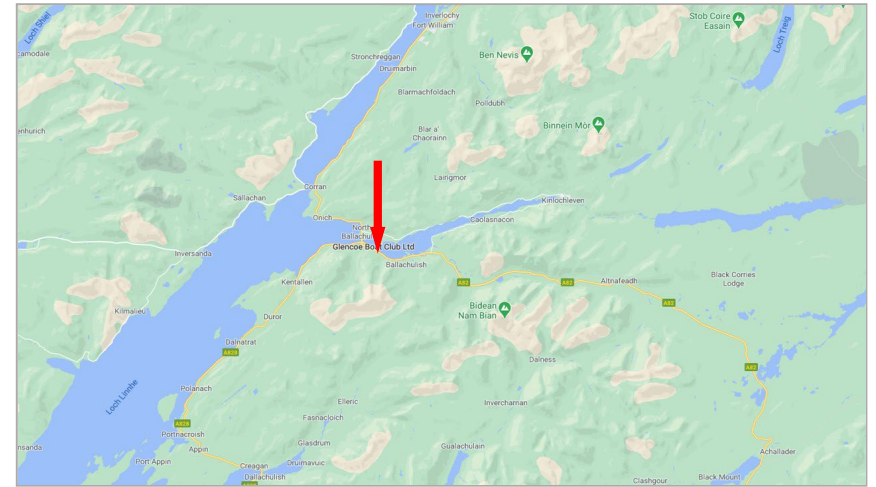
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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