



Craiglinnhe

Clovullin, Ardgour, Fort William, PH33 7AB

Guide Price £270,000

Fiuran
PROPERTY

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Craiglinnhe is a lovely detached Bungalow situated amongst magnificent & breathtaking landscape in picturesque Clovullin, near Ardgour. With sizable garden, this property offers potential for development (subject to the relevant consents), and would make a wonderful family home, a perfect holiday home or an ideal buy-to-let investment.

Key Features

- Charming detached Bungalow
- Very desirable peaceful location
- Hallway (Dining Room), Lounge, Kitchen
- Vestibule, 3 double Bedrooms, Shower Room
- Large Loft (potential for further accommodation)
- White goods & Range cooker included in sale
- Double glazed windows & oil central heating
- Attractive multi fuel stove in Lounge
- Ample parking for several vehicles
- Wonderful family home
- Perfect holiday home
- Ideal buy-to-let investment



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The spacious accommodation comprises entrance Hallway (currently used as a Dining Room), Lounge, Kitchen, Vestibule, 3 double Bedrooms (all with built-in wardrobes), shower room, and large partially floored Loft space which has the potential of being converted, if desired (subject to relevant consents).

In addition to its beautiful location, Craiglinnhe is fully double glazed and benefits from oil central heating. Externally, there is an extensive garden surrounding the property with large greenhouse and 2 timber sheds. The perfect suntrap to enjoy the amazing views. There is ample private parking for multiple vehicles.

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

APPROACH

Via the gravelled driveway at the side of the property and entrance at the front into Hallway, or at the rear into Vestibule.

HALLWAY 3.5m x 3.3 (max)

With fitted carpet, built-in storage cupboard, radiator, doors leading to the Lounge, Kitchen, all three Bedrooms, Shower Room & access hatch for the Loft, and external door to the front elevation leading to the front garden.

LOUNGE 5.3m x 2.6m

With dual aspect windows to the front & side elevations, attractive multi fuel stove, radiator, and fitted carpet.

KITCHEN 5.7m x 3m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Range cooker, with LPG hob and electric oven, dishwasher, fridge, freezer, washing machine, 2 storage cupboards, radiator, tiled vinyl flooring, window to the rear elevation, and door leading to the Vestibule.

VESTIBULE 1.7m x 1.1m

Window to the side elevation, tiled vinyl flooring, and external door leading to the rear garden and parking area.



BEDROOM ONE 3.8m x 2.9m

With window to the front elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.8m x 3.5m (max)

With window to the side elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM THREE 3.6m x 3m (max)

With window to the side elevation, built-in cupboard (housing the hot water tank), radiator, and fitted carpet.

SHOWER ROOM 2.8m x 1.8m

Newly renovated with a white suite comprising large walk-in shower cubicle with electric shower, WC & wash basin, heated towel rail, window to the rear elevation, and vinyl flooring.

LOFT/STORAGE AREA

Partially floored with power and lighting. Potential use for future development (subject to the relevant consents).

GARDEN

Externally, the sizeable ground surrounding the property and could be used for future development (subject to the relevant consents). The garden at the front has a mini orchard and is planted with apples, plums & pears and is laid mainly with lawn with vegetable and fruit beds, offset with mature trees, shrubs, bushes & seasonal planting and houses a large greenhouse. The rear & side gardens are laid mainly with gravel with mature trees & bushes, and houses 2 timber sheds and a log store. There is ample parking to the side of the property for several vehicles.



CLOVULLIN

Clovullin a small traditional crofting village 0.5 miles from Ardgour, with spectacular Highland scenery. There are lochans and woodland trails within easy walking distance from Craiglinnhe. The village offers a hotel and primary school, with the high school being located just 12 miles away in Strontian and is accessed via a school bus.

LOCATION

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.



Craiglinnhe, Clovullin



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 & private septic tank.

Council Tax: Band E **EPC Rating:** D60

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.

DIRECTIONS

From Fort William take the A82 south for approximately 8 miles. Turn right for the Corran Ferry. Once off the ferry at Ardgour, turn left. After 0.5 mile, turn right, sign-posted Clovullin. Follow this road and turn left immediately after the village hall. Craiglinnhe is straight in front of you 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.



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