



4 Creag Ghorm

Kentallen, Appin, PA38 4BY

Offers Over £235,000

Fiuran
PROPERTY

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4 Creag Ghorm is a beautifully presented semi-detached house, located in the much sought after rural hamlet of Kentallen. With breathtaking panoramic views over Loch Linnhe & surrounding mountains, it would make a wonderful family home, idyllic holiday home or buy-to-let Investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom semi-detached House
- Stunning views over Loch Linnhe & beyond
- Porch, Hallway, Lounge/Diner, Kitchen/Diner
- Hall, Conservatory, Utility Room, Inner Hall,
- Sitting Room, Shower Room, ground floor Bedroom
- Upper Landing, 2 further Bedrooms & Bathroom
- Fully floored Loft with power & lighting
- White goods included in sale
- Contents available under negotiation
- Double glazed windows & electric heating
- Extensive mature gardens
- Summer house & timber shed
- Gravelled driveway with ample parking
- Wonderful family home
- Ideal buy-to-let Investment
- No onward chain



4 Creag Ghorm is a beautifully presented detached house, located in the much sought after rural hamlet of Kentallen. With breathtaking panoramic views over Loch Linnhe & surrounding mountains, it would make a wonderful family home, idyllic holiday home or buy-to-let Investment.

The ground floor accommodation comprises of the entrance Porch, spacious Hallway, Lounge/Diner, Kitchen/Diner, Hall, Conservatory, Inner Hall, Shower Room, Sitting Room and double Bedroom.

The first-floor accommodation offers the Upper Landing, 2 double Bedrooms both with built-in wardrobes and the family Bathroom. There is also a Loft, which is accessed via a hatch in the Upper Landing.

In addition to its picturesque location, 4 Creag Ghorm benefits from double glazing & electric heating. Externally, there is a sizable mature garden with Summer House & timber shed. The secure rear garden is bounded by fencing with gated access. The gravelled driveway provides ample private parking.

Kentallen is a small rural village situated centrally between Fort William and Oban. There are a range of facilities in nearby Duror including a village primary school, a children's play park, and a well-used community village hall. The secondary schooling is available in the nearby village of Kinlochleven which is accessed by a school bus. The nearby villages of Ballachulish and Glencoe offer a larger range of facilities to include a nursery & primary schools, supermarket, post office, fish & chip shop, patisserie, restaurants, bars, doctors, dentist, filling station to mention a few. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas.

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

APPROACH

Via the gravelled driveway and entry at the front into the Porch, or via steps onto the raised decking area and into the Sitting Room, or at the rear into the Utility Room.

PORCH 1.1m x 1m

With external door to the front elevation, fitted carpet and open to the Hallway.

HALLWAY 4.5m x 1.2m

With carpeted stairs rising to the first floor, large storage cupboard with shelving & electric fuse box, storage heater, fitted carpet and doors leading to the Lounge/Diner and Bedroom One.

LOUNGE/DINER 5.5m x 3m (max)

With window to the front elevation taking full advantage of the wonderful loch & mountain views, further window to the rear elevation, feature electric fire, storage heater, wooden flooring and semi open-plan to the Kitchen/Diner.

KITCHEN/DINER 4.6m x 2.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, dishwasher, freestanding fridge/freezer, window to the front elevation with amazing views, storage heater, tiled flooring and semi-open plan to the Hall.

HALL 2.3m x 1m

With large storage cupboard, tiled flooring and door leading to the Conservatory.



CONSERVATORY 3.3m x 2.5m

With windows to the side & rear elevations, polycarbonate sheet roofing, tiled flooring and door leading to the Utility Room.

UTILITY ROOM 3.9m x 2.6m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, undercounter fridge, washing machine, tumble dryer, ceiling window, tiled flooring, door leading to the Inner Hall, window to the rear elevation and external door leading out to the rear garden.

INNER HALL 2m x 1m

With tiled flooring and doors leading to the Shower Room and Sitting Room.

SHOWER ROOM 2.5m x 1.6m (max)

Fitted with a white suite comprising shower cubicle, wash basin set in a vanity unit & WC, wall mounted mirror, heated towel rail, tiled flooring and window to the side elevation.

SITTING ROOM 3.5m x 3.4m (max)

With attractive log burning stove, ceiling window, laminate flooring and sliding patio doors leading out onto the raised decking area taking full advantage of the wonderful loch & mountain views.

BEDROOM ONE 3.3m x 3.1m (max)

With window to the rear elevation, built-in cupboard, panel heater and laminate flooring.

UPPER LANDING

With 2 windows to the front elevation with splendid views, fitted carpet, hatch access to the Loft and doors leading to both upper level Bedrooms and the family Bathroom.



BEDROOM TWO 4.3m x 3.1m (max)

With window to the rear elevation overlooking the rear garden, built-in wardrobe with sliding mirrored doors, further cupboard housing the hot water tank, radiator and fitted carpet.

BEDROOM THREE 4.7m x 3.3m (max)

With window to the rear elevation overlooking the rear garden, built-in wardrobe, panel heater and fitted carpet.

BATHROOM 3m x 1.6m

Fitted with a white suite comprising bath, shower cubicle, wash basin & WC, wall mounted mirror, heated towel rail, tiled walls & flooring and frosted window to the side elevation.

LOFT

Accessed via a hatch in the Upper Landing, with retractable ladder, coombed ceiling, Velux window to the rear elevation, fully floored, fitted carpet, power, lighting and large cupboard housing the cold water tank.

GARDEN

With well-maintained generous sized garden. The front and side gardens are laid with gravel and provide ample parking. There is a gate which leads from the side garden to the enclosed south facing rear garden. The enclosed secure rear garden has a gravelled area which is suitable for garden furniture and is an ideal place for entertaining and for dining alfresco. The remainder of the rear garden is laid mainly with grass and is planted with a variety of mature trees, shrubs, bushes & seasonal planting. There is a view point at the top of the rear garden which offers the most spectacular views over Loch Linnhe and beyond, access is steep, but well worth the walk up to the bench. The rear garden also houses a summer house and a timber shed, both with power & lighting.



4 Creag Ghorm Kentallen



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: D64

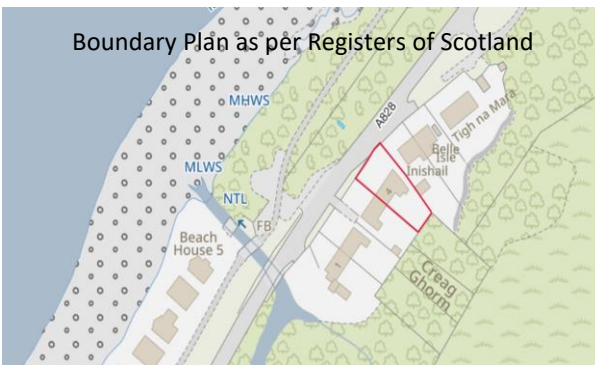
Local Authority: Highland Council

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 travel south on A82 for approx. 13 miles, continue over the Ballachulish Bridge, at the roundabout take the first exit sign posted Oban A828. Continue past the Ballachulish Hotel and continue ahead for approx. 3 miles until reaching the signs for Kentallen, 4 Creag Ghorm is located on the left-hand side of the road and can easily be identified by the for sale sign.

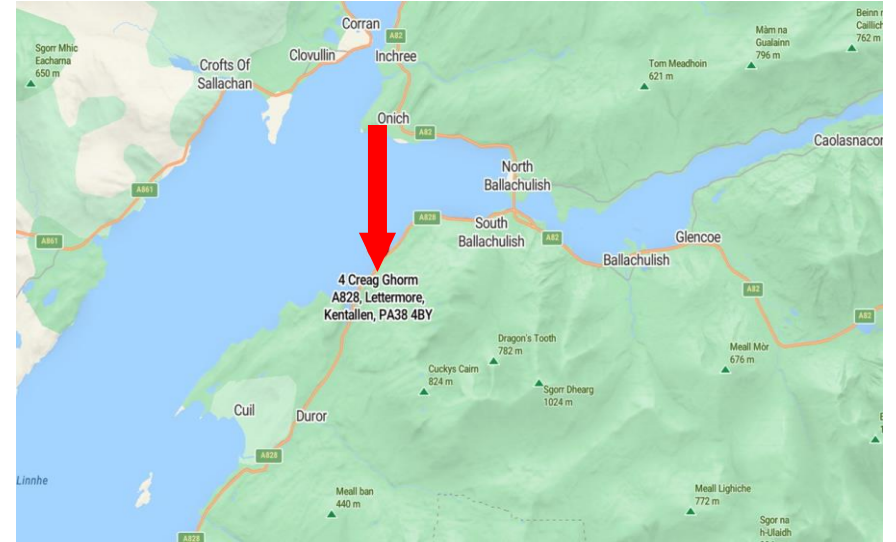
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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PROPERTY

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The elevated views from the rear garden at 4 Creag Ghorm

