



Brig O'Laroch

Ballachulish, Argyllshire, PH49 4JE

Guide Price £385,000

Fiuran
PROPERTY

Fiuran.co.uk

Brig O'Laroch

Ballachulish, Argyllshire, PH49 4JE

Situated beside the historic bridge over the River Laroch from which it derives its name, Brig O'Laroch is a lovely, detached Bungalow with 4 Bedrooms, uniquely located in the sought-after village of Ballachulish. With sizeable beautifully maintained garden and with stunning views of Sgòrr Dhearg, the mountain overlooking the village, it would make a wonderful family home, perfect holiday retreat or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow
- Located above the banks of the River Laroch
- Peaceful village location with lovely mountain views
- Within walking distance of local amenities
- Porch, Hallway, semi open plan Lounge/Diner/Kitchen
- 4 double Bedrooms, Bathroom and Shower Room
- Excellent storage, including fitted out Loft
- Double glazed windows & LPG gas central heating
- Attractive log burner in the Lounge
- Scenic well-maintained substantial garden
- Raised decking area and Rhino greenhouse
- Relaxing water feature in rear garden
- Electric car charging point
- Private driveway with ample parking
- Wonderful family home
- Idyllic holiday retreat
- Ideal buy-to-let investment



Situated beside the historic bridge over the River Laroche from which it derives its name, Brig O'Loch is a lovely, detached Bungalow with 4 Bedrooms, uniquely located in the sought-after village of Ballachulish. With sizeable beautifully maintained garden and with stunning views of Sgòrr Dhearg, the mountain overlooking the village, it would make a wonderful family home, perfect holiday retreat or a buy-to-let investment.

The accommodation comprises of the entrance Porch, bright Hallway, semi open plan Lounge/Diner/Kitchen, 4 double Bedrooms, Bathroom and Shower Room. There is also a fully fitted out Loft space, with power and lighting, which is accessed via a retractable ladder in the Hallway.

In addition to its beautiful & quiet location, this property is fully double glazed throughout & benefits from LPG gas central heating, there is also a multi fuel stove in the Lounge. Externally, there is a large well-maintained garden surrounding the property. The rear garden looks over the river Laroche (there is no direct access to the river from this property). The garden is the perfect suntrap area to enjoy the unrestricted mountain and countryside views. The private gravelled driveway provides ample parking for several vehicles.

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

APPROACH

Via the private gravelled driveway at the front of the property and entry at the front into the Porch, or at the rear into the Kitchen.

PORCH 1.4m x 1.3m

With double traditional entrance doors, tiled flooring and part glazed door leading to the Hallway.

HALLWAY 7.3m x 4m (max)

Bright and spacious with feature window looking through to the Kitchen, Velux window, 2 built-in storage cupboards, further semi-open cupboard, radiator, wooden flooring and doors leading to the Lounge, 3 of the 4 Bedrooms, Bathroom and Shower Room. The large Mezzanine Loft area overlooks the Hallway and is fully floored with a retractable ladder, power and lighting.

LOUNGE/DINER 7.2m x 4.4m (max)

With dual aspect windows to the side & rear elevations taking full advantage of the garden and mountain views beyond, attractive log burner, 2 radiators, wooden flooring, patio doors leading to the side garden onto a raised decking area, semi-open plan to the Kitchen and doors leading to Bedroom One and the Hallway.

KITCHEN 5.1m x 3m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & gas hob with stainless steel extractor hood over, plumbing for dishwasher, integrated fridge, integrated washer/tumble dryer, tiled splash backs, tiled flooring, 2 windows to the rear elevation and external glazed door leading out to the rear garden.



BEDROOM ONE 4.1m x 3m

(currently used as an office) With dual aspect windows to the front & side elevations, built-in bookcase and shelving, radiator and wooden flooring.

BEDROOM TWO 4.7m x 3.5m

With 2 windows to the front elevation, 2 built-in wardrobes, 2 radiators and fitted carpet.

BEDROOM THREE 3.8m x 3.5m

With 2 windows to the front elevation, radiator and fitted carpet.

BATHROOM 2.5m x 2.4m

Fitted with a white suite comprising bath, WC & wash basin, heated towel rail, partly tiled walls & tiled flooring and window to the rear elevation.

BEDROOM FOUR 3.5m x 3.3m (max)

With 2 windows to the rear elevation looking over the rear garden, radiator and fitted carpet.

SHOWER ROOM 2.2m x 1.7m

Fitted with a white suite comprising shower enclosure, WC & wash basin, heated towel rail, tiled flooring and window to the rear elevation.

MEZZANINE LOFT

A fixed retractable ladder in the Hallway gives access to the loft area which runs the length of the house. The first section of the Loft is open-plan to the Hallway below, it is fully plastered and has a Velux window which fills the Hallway below with extra light. There is a large storage area to one side. On the other side, a half door gives access to the main loft area, measuring 7.2m x 6.5m (max). This room is completely pine-lined, benefits from lighting & power and with a Velux window to provide natural light and offers wonderful mountain views towards Loch Linnhe and beyond. There is also eaves storage.



EXTERIOR

The large well-maintained garden surrounds the property. The front garden is gravelled and enclosed by hedging plants. The side and rear garden is laid mainly with grass, offset with meandering paths and planted with mature trees, shrubs, bushes & seasonal planting which divide the garden into different areas, each with its own distinct character. The river and bridge can be viewed from the foot of the garden (please note there is no direct access to the river), backed by the mountain and surrounding hills. There is a pond planted with beautiful water lilies and various pond plants (currently no fish in the pond). With a paved patio, a further patio made of slate crazy paving, and decking areas around two sides of the house, there is ample space for garden furniture. This is a superb garden for relaxing, dining alfresco and taking in the amazing views. The rear garden also offers a Rhino greenhouse and a timber shed. The private gravelled driveway provides ample parking for several vehicles.

BALLACHULISH

Ballachulish village offers a range of facilities including a nursery & primary school, children's play park, a well-used community village hall, supermarket, post office, restaurant, pub, cafe, patisserie, fish & chip shop, hotel and doctors surgery, The secondary school is located in the nearby 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, and surrounding areas.



Brig O'Laroch, Ballachulish



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. LPG storage tank enclosed by walls to the side of the property.

Council Tax: Band E

EPC Rating: D55

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 the A82 for approx. 13 miles and turn right into the village of Ballachulish. Bearing left on Albert Road, continue for about 100 yards, passing the doctors surgery on your left and the Laroch Bar and Restaurant on your right. Turn right immediately after the Laroch Bar onto Loanfern. Continue along this road Brig-O-Laroch is the right-hand side and can be identified by the For Sale sign.

LOCATION

Ballachulish is a village steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). 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. The area is the Outdoor Capital of the UK and attracts visitors all year round.

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

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

