



2 Glen Cottages

Glenachulish, Ballachulish, PH49 4JZ

Offers Over £250,000

Fiuran
PROPERTY

2 Glen Cottages

Glenachulish, Ballachulish, Argyll, PH49 4JZ

2 Glen Cottages is a charming semi-detached Cottage with 2 Bedrooms, located in the much sought after peaceful rural village of Glenachulish. With sizeable garden and mountain views, it would make a wonderful family home or buy-to-let Investment.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom semi-detached Cottage
- Peaceful location with mountain views
- Hallway, Lounge, Kitchen, Conservatory
- 2 double Bedrooms, Bathroom, Basement
- Loft with access hatch in Hallway
- Double glazed windows & oil central heating
- Traditional open fire in Lounge
- Contents included in sale
- Sizable mature garden
- Timber shed in side garden
- Gravelled driveway with parking
- Wonderful family home
- Perfect for first time buyers
- Ideal buy-to-let Investment
- No onward chain



2 Glen Cottages is a charming semi-detached Cottage with 2 Bedrooms located in the much sought after peaceful rural village of Glenachulish. With sizeable garden and wonderful mountain views, it would make a wonderful family home or buy-to-let Investment.

The accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen, Conservatory, 2 double Bedrooms, and family Bathroom. There is also a Loft, which is accessed via a hatch in the Hallway.

The property also benefits from a basement, which is currently used as a Utility Room.

In addition to its beautiful & quiet location, 2 Glen Cottages is being sold fully furnished, and has double glazing & oil central heating. Externally, there is a sizable garden with timber shed. With a gravelled driveway and parking for 2 vehicles.

Glenachulish is a small picturesque hamlet and glen that lies approximately 3 miles from the village of Ballachulish. Ballachulish offers a range of facilities including a primary school, children's play park, a well-used community village hall, supermarket, post office, pub/restaurant, cafe, patisserie, chip shop, hotel, doctors and churches, 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.

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

APPROACH

Via the decking area at the front and entry into the Porch, or at the rear via steps into the Kitchen.

PORCH 2.1m x 1.2m

With external door to the side elevation, window to the front elevation, storage cupboard housing the electric fuse box, tiled flooring, and door to the Hallway.

HALLWAY 4.2mx x 1.2m

With storage heater, hatch access to Loft, fitted carpet, and doors leading to the Lounge, both Bedrooms and Bathroom.

LOUNGE 4.3m x 3.7m (max)

With window the front elevation, traditional open fire set on a marble hearth with an attractive surround & feature tiles, radiator, fitted carpet, and doors leading to the Kitchen and Hallway.

KITCHEN 4.1m x 2.5m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, stainless steel extractor hood over, dishwasher, freestanding fridge/freezer, storage cupboard, tiled flooring, doors leading to the Conservatory & Lounge, and external door leading to the rear garden.

CONSERVATORY 4m x 3.5m

With wrap around windows and views over the rear garden, laminate flooring, and door to the Kitchen.



BEDROOM ONE 3.3m x 3.1m (max)

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

BEDROOM TWO 3.3m x 3.1m (max)

With window to the rear elevation, built-in wardrobe, radiator, fitted carpet, door to the Hallway, and external door leading onto the raised decking area over the rear garden.

BATHROOM 2m x 1.4m

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

LOFT

Accessed via a hatch in the Hallway, with retractable ladder, and lighting.

BASEMENT/UTILITY ROOM 3.9m x 3.1m

With external door & window to the rear elevation, washing machine, tumble dryer, Belfast style sink, power, lighting, radiator, ample storage area for garden equipment.

GARDEN

The generous garden grounds are laid mainly with grass, offset with a gravel path leading to the front door. The garden is planted with mature trees, shrubs and bushes and benefits from panoramic mountain views. There is a timber shed in the side garden, and further storage areas under the raised timber decking. Private parking is to the side of the property for 2 vehicles and a further parking bay directly outside the front door.



2 Glen Cottages, Glenachulish



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. Septic tank
Oil tank

Council Tax: Band C

EPC Rating: E43

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 for approx. 0.8 miles. Turn left after the golf course into Glenachulish. Continue up the hill for approx. ½ mile. Follow the road ahead passing the blue & white house on the right-hand side. The road continues past the Forestry Commission Car Park in a horse shoe manner, continue ahead, bear left up the hill. 2 Glen Cottages is on the left, parking is located at the top of the hill where signposted. Once parked 2 Glen Cottages can easily be located opposite, signed for ease of location.

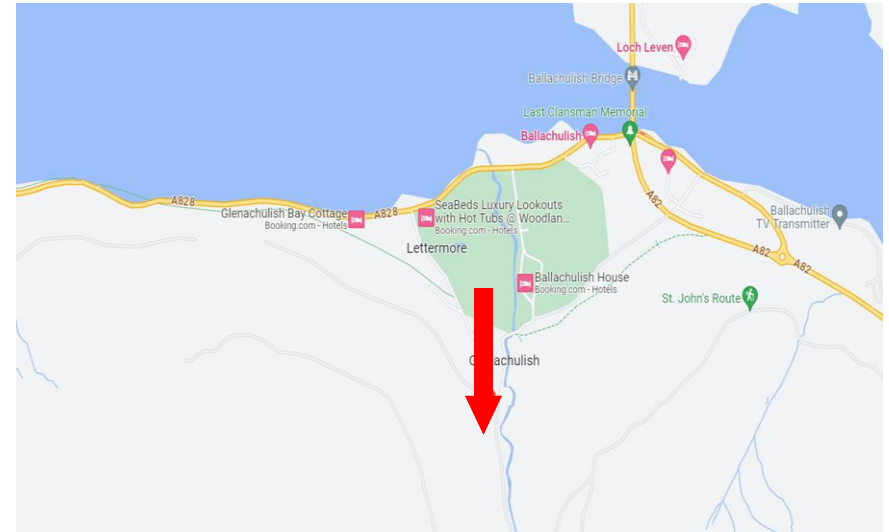
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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**Dail-Uaine, Invercoe,
Glencoe, PH49 4HP**



Nearby views of Loch Linnhe and mountains beyond

