



## Mountain Way

13A Carnoch, Glencoe Village, Glencoe, PH49 4HS

Guide Price £435,000

**Fiuran**  
PROPERTY

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13A Carnoch, Glencoe Village, Glencoe, PH49 4HS

Mountain Way is a charming, detached Cottage which has been extended and lovingly restored in recent years. Located in the picturesque village of Glencoe and surrounded by stunning mountain views. Set in generous, beautifully well-maintained garden grounds, with Summer House, poly tunnel, potting shed, timber shed and driveway, it would make a wonderful family home, idyllic holiday retreat, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Delightful, detached Cottage
- Unrestricted mountain views
- In the heart of Glencoe village
- Porch, spacious Lounge, Kitchen/Diner
- Pantry, Utility Room, WC, Bedroom/Office
- Upper Landing, family Shower Room
- 4 Bedrooms (1 En Suite & 1 Dressing Rm & WC)
- Shower Room and Balcony
- Attractive log burner in Lounge
- Double glazed windows & oil heating
- Sizable well-maintained garden
- Summer House with power & lighting
- Poly tunnel, potting shed & timber shed
- Ample private parking



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The ground-floor accommodation comprises the entrance Porch, spacious Lounge with stairs rising to the first floor, Kitchen/Diner, Pantry, Utility Room, WC and Bedroom/Office.

The first-floor accommodation offers the Upper Landing, 4 further Bedrooms (1 with En Suite Bathroom & 1 with Dressing Room & WC), Shower Room and with door leading out onto the balcony.

Mountain Way was originally a traditional Crofter's Cottage possibly dating back to 1850's which has been extended over recent years. This very attractive property is situated in the heart of Glencoe Village, which is steeped in history and is surrounded by the most breathtaking scenery of mountains and lochs.

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

#### **APPROACH**

Via the front of the property and entrance into the Porch or at the side via the gated rear garden and into the Kitchen or Utility Room.

#### **ENTRANCE PORCH** 2.1m x 1.2m

With external double doors to the front elevation, windows to each side, linoleum flooring and door leading into the Lounge.

#### **LOUNGE** 8m x 4m

With carpeted stairs rising to the first floor, 2 windows to the front elevation with deep slate windowsills, attractive log burning stove set in an attractive slate surround & hearth, radiator, feature original stone wall, wooden flooring and semi-open plan to the Kitchen/Diner.

#### **KITCHEN/DINER** 5.5m x 3.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, grill & hob with stainless steel extractor hood over, sink & drainer, hot water tap for instant boiling water, integrated fridge, 2 windows to the rear elevation, underfloor heating with tiled flooring and external door leading out to the side garden.

#### **PANTRY** 3m x 2.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, slimline dishwasher, space for freestanding fridge/freezer, window to the rear elevation, radiator, tiled flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 4.4m x 2.8m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, storage cupboard housing the hot water tank, window to the side elevation, underfloor heating with tiled flooring, doors leading to the WC & Bedroom 1/Office and external door leading out to the rear garden.

#### **WC** 1.6m x 0.9m

With white suite comprising WC & wash basin, frosted window to the rear elevation, underfloor heating with tiled flooring.

#### **BEDROOM ONE/OFFICE** 4.2m x 2.6m

With window to the front elevation, radiator and fitted carpet.





**UPPER LANDING** 5.3m x 1.7m

With fitted carpet, doors leading to the Shower Room & upper-level Bedrooms and external door leading out onto the Balcony.

**BEDROOM TWO** 3.5m x 2.7m (max)

With window to the rear elevation radiator and fitted carpet.

**BEDROOM THREE** 4.3m x 4m

With dual aspect windows to the front & side elevations, radiator, access hatch to the Loft, fitted carpet and door leading to the Dressing Room.

**DRESSING ROOM** 2.2m x 1.8m

With fitted shelves, fitted carpet and door leading to the WC.

**WC** 1.8m x 1.7m

With white suite comprising WC & wash basin, heated towel rail and cushioned flooring.

**BEDROOM FOUR** 3.4m x 2.3m

With window to the front elevation, radiator and fitted carpet.

**SHOWER ROOM** 2.3m x 1.6m

With white suite comprising of walk-in shower enclosure, wash basin set in a vanity unit, WC, heated and cushioned flooring.

**BEDROOM FIVE** 3.5m x 3.3m

With window to the front elevation, walk-in wardrobe with light, built-in wardrobe with sliding doors, radiator, wooden flooring and door leading to the En Suite Bathroom.







### EN SUITE BATHROOM 22.m x 1.7m

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

### BALCONY

Accessed via a door from the Upper Landing, the Balcony is the perfect place to sit, relax, dine alfresco and for enjoying the splendid mountain views.

### GARDEN

The beautifully well-maintained & extensive garden surrounds the property and offers fantastic mountain views from every angle. The garden is bounded by timber fencing and is laid partly with grass and partly paving slabs & gravel with several places suitable for garden furniture for dining alfresco. The side garden houses a poly tunnel (6m x 3m) and a potting shed. There is a lovely Summer House (5m x 2.97m) which has power, lighting & internet. The rear garden houses a large timber shed which has concrete flooring. The gravelled driveway to the front provides ample parking for several vehicles.



# Mountain Way, Glencoe



*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, drainage & electricity.

**Council Tax:** Band F **EPC Rating:** D68

**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.



## GLENCOE

Glencoe village offers a primary school, well attended village hall, museum, hotel, 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.

## DIRECTIONS

From Fort William take the A82 road south for approx. 16.5 miles. Over the Ballachulish bridge at the roundabout take second exit staying on A82 south. Pass by the village of Ballachulish. At Glencoe junction turn right into Glencoe Village and continue ahead Mountain Way is on the right-hand side before the bridge over the River Coe 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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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

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Views over Loch Leven  
& surrounding countryside

