



1 Upper Carnoch

Carnoch, Glencoe, PH49 4HU

Guide Price £150,000

Fiuran
PROPERTY

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1 Upper Carnoch is a charming, traditional Crofter's Cottage, dating back to 1790, together with semi-detached stone barn and private parking. Surrounded by spectacular views of the Pap of Glencoe, the stunning countryside and located in the much sought after and picturesque village of Glencoe.

Special attention is drawn to the following:-

Key Features

- Delightful, detached Cottage
- Unrestricted mountain views
- In the heart of the village of Glencoe
- Hallway, Lounge, Kitchen
- Shower Room and Bedroom
- Double glazed windows
- Electric heating
- Semi-detached stone Barn
- Private parking
- EPC Rating D66
- Council Tax Banding B
- Within walking distance of local amenities
- No onward chain



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The accommodation comprises the Hallway Lounge, Kitchen, Shower Room and double Bedroom.

1 Upper Carnoch has been lovingly maintained and has been occupied by the same family since first built. This delightful Cottage is located near the Glencoe Monument, a memorial to the Massacre of Glencoe, which took place in Glencoe on 13 February 1692, following the Jacobite uprising of 1689–92. The Cottage benefits from double glazed windows and has electric heating. 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 and is brought to the market without a forward chain.

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

APPROACH

Via the covered porch and entrance into the Hallway.

HALLWAY 2.4m x 1.4m (max)

With storage cupboard, storage heater, hatch access to the Loft, fitted carpet and doors leading to the Lounge, Shower Room and Bedroom.

LOUNGE 3.4m x 2.9m (max)

With window to the front elevation with traditional deep windowsill, electric fire with attractive surround, storage heater, fitted carpet and semi-open plan to the Kitchen.

KITCHEN 2.5m x 2.4m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, electric hob, stainless steel sink & drainer, plumbing for washing machine, space for undercounter fridge/freezer, window to the rear elevation, ceiling window, vinyl flooring and semi-open plan to the Lounge.

SHOWER ROOM 2m x 1.9m

With white suite comprising of shower enclosure with electric shower, WC & wash basin, heated towel rail, window to the rear elevation, ceiling window and vinyl flooring.



BEDROOM 3.4m x 2.8m (max)

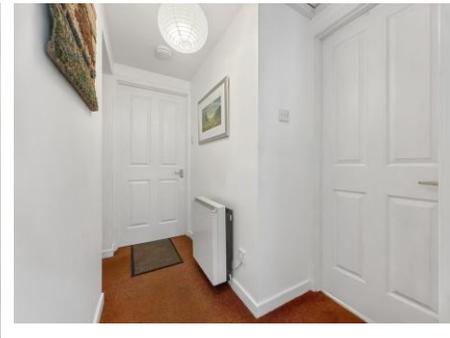
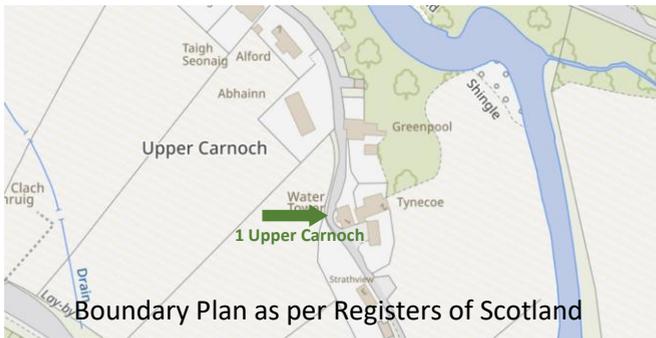
With window to the front elevation with deep windowsill, storage heater and fitted carpet.

STONE BUILT BARN 5.6m x 3.7m

The semi-detached stone-built Barn is located to the side of the Cottage. With single timber door to the front elevation, 2 small triangle port holes to the rear elevation, part corrugated wall & window to the side. Parking for the Cottage is located to the front of the Barn. The Cottage itself is enclosed to the front by a painted stone wall with a small garden area behind the wall. The cottage does not own any other garden area to the rear or side.

GLENCOE

Glencoe village offers a primary school, well attended village hall, museum, hotel, filling station/shop, 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.



1 Upper Carnoch, 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 B **EPC Rating:** D66

Gross Floor Area : 29 m2

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 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 turning right before the bridge leading to Upper Carnoch. Continue up the hill past the monument follow the road ahead. 1 Upper Carnoch is located on the left hand side.

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.

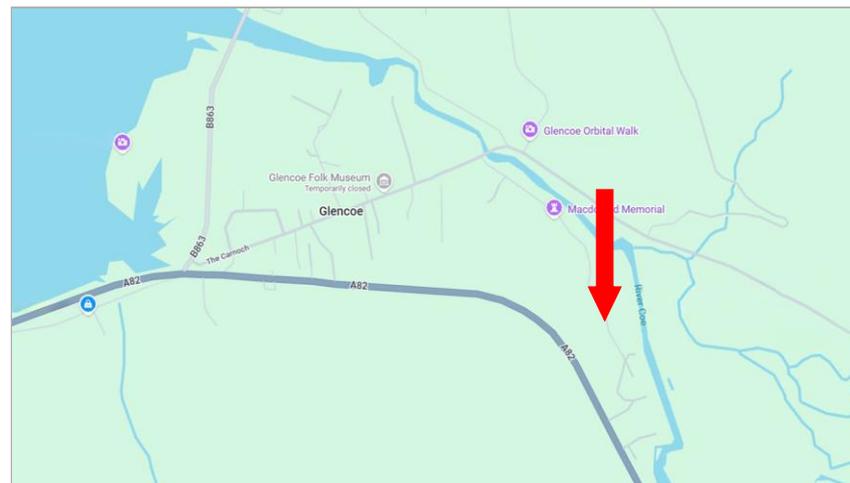
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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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Pictures in and around Glencoe Village



**Views over Loch Leven
& surrounding countryside**

