

72, LOANFERN, BALLACHULISH



PRICE GUIDE £120,000

mcintyre & co
Solicitors & Estate Agents

KEY FEATURES:

Popular village location in close proximity to all amenities
Lovely open aspect with views to the Ardgour and Mamore hills
End of terrace with corner plot
Lounge-diner / fitted kitchen / double bedroom / shower room
Gas heating / double glazing
Energy Performance Rating F-37

DESCRIPTION:

This charming, end of terrace one bedroom cottage is beautifully presented and the quaint exterior is deceptive. There are good size rooms with high ceilings and a warm and homely atmosphere awaits behind the front door. This is an ideal first time buyer home, a fabulous holiday retreat or buy to let and it would also appeal to those simply looking to downsize.

Situated in the popular village location of Ballachulish enjoying lovely hillside views. The cottage has coordinated carpet flooring to the entrance hall, lounge and bedroom and is immaculately kept with neutral décor through-out. The cottage benefits from an LPG gas central heating, double glazing, on demand hot water, side and rear garden.

The cottage comprises lounge-diner, fitted kitchen, double bedroom and shower room.

LOCATION/AMENITIES:

The picturesque village of Ballachulish is situated just off the A82 main trunk road between Glasgow and Inverness. Surrounded by some of the most breath-taking scenery in Scotland, Ballachulish is a perfect location for exploring the amazing landscape of Glencoe.

The village has a good reputation as a holiday destination as there is a diverse range of activities available including mountain biking, fishing and golf as well as miles of mountain and forest tracks. Surrounded by Munroes and Corbetts it is the perfect place for mountain walking.

The village itself has a fantastic restaurant with bar, a well-stocked supermarket, take-away and there are further hotels, cafes and shops within easy reach. There is a bus service running through the village travelling south to Glasgow and north to Fort William.

Fort William is the nearest town and is the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, and railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

DIRECTIONS: 72, LOANFERN, BALLACHULISH, PH49 4JB:

Head South on the A82, driving through the village on Onich, continue over the Ballachulish Bridge. Turn right at the 2nd access into the village of Ballachulish, bearing left into Lorn Fern. No 72 is the second block of cottages on the left behind the shinty field.



ENTRANCE HALL: 2.63m x 1.64m (8'07" x 5'04") (longest x widest points)
Window, radiator, cupboard that houses the electric box and access to the loft.

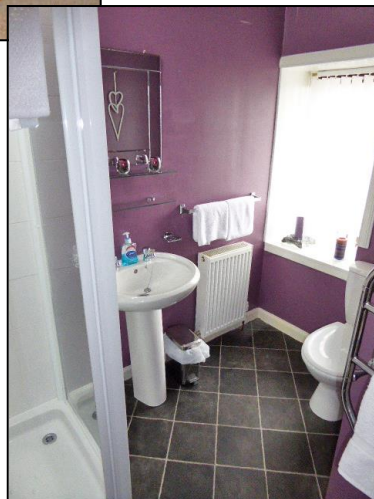
LOUNGE-DINER: 4.85m x 3.40m (15'11" x 11'02") (widest points)
Spacious room enjoying views over the village shinty pitch and to the Ardgour and Mamore hills. 2 store cupboards one with shelving.

FITTED KITCHEN: 2.86m x 2.42m (9'04" x 7'11")
Modern kitchen with a variety of wall, drawer and base units, tiled walls above work surface areas with coordinated work tops and vinyl flooring. The integrated oven, hob, extractor and washing machine are included in the sale price. 2 x storage cupboards.
Access to rear garden.



BEDROOM: 3.74m x 2.98m (12'03" x 9'09")
Spacious, rear facing room with wall shelves, carpet flooring and radiator. Hillside views.

SHOWER ROOM: 2.36m x 1.83m (7'09" x 6') (longest x widest points)
Fully tiled corner shower cubicle, W.C, wash hand basin, radiator and heated towel rail. Vinyl flooring.



EXTERNALLY

Well-tended garden with pretty low level shrubs and flowers. There is fence and gated access from the side and a patio path leads to the rear. To the side is a low level retaining wall full of shrubs and decorative stones.

To the rear is a patio seating area a perfect stop to sit and enjoy the views towards the Pap of Glencoe. Steps lead to a grassed area, a hard standing and access to the garden shed. Outside Tap.



mcintyre & co
Solicitors & Estate Agents

McIntyre and Company
Solicitors and Estate Agents
38 High Street
Fort William
PH33 6AT
Tel: 01397 703231
Fax: 01397 705070

E-mail: property@solicitors-scotland.com
Website: www.solicitors-scotland.com

A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.

Zoopla
Property
Group

PrimeLocation

rightmove

