

**11, ABHAINN COTTAGES, ACHINDARROCH ROAD,
DUROR, APPIN**

PRICE GUIDE £120,000

KEY FEATURES:

- ◇ Semi-rural, village location, enjoying lovely views
- ◇ Spacious living accommodation with good storage
- ◇ Shower Room (ground floor)
- ◇ Three bedrooms (one ground floor)
- ◇ W.C (first floor)
- ◇ Energy Performance Rating D-55
- ◇ Double Glazing

LOCATION:

Situated in a quiet, semi-rural setting within the village of Duror yet within easy reach of local amenities to include cafes, restaurants with bar and touring/camping park. Duror of Appin has an established and vibrant community, many of whom support and engage in various activities at the local Community Hall to include regular coffee mornings, bowls and a community choir. There is a well-respected primary school, two churches as well as bus connections to and from Oban and Fort William with connections to Glasgow and Inverness.

The property is well situated to take advantage of other amenities on offer in the area to include the indoor climbing centre in Kinlochleven, Cuil Bay, a well-known beauty spot popular for water sports enthusiasts which is approximately a mile from the property. The village is generally serviced by nearby Ballachulish (approximately 8 miles away) which has amenities to include a well-stocked supermarket, coffee shop, a public house/restaurant, a number of guest houses and a hotel. Duror lies approximately 25 miles from Oban and 18 miles from Fort William and is a remote coastal district of the West Highlands bounded to the west by Loch Linnhe, to the south by Loch Creran, to the east by the districts of Benderloch and Lorne, and to the north by Loch Leven. There is a combination of beautiful seascapes with rugged and mountainous inland scenery.

DIRECTIONS: 11, Abhainn Cottages, Achindarroch Road, Duror, Appin, PA38 4BT

Travelling towards Oban on the A828 from Ballachulish, approximately one mile from Kentallen passing Duror Village Hall on the right, take the next left sign posted Achindarroch Road. Continue along the road until reaching Abhainn Cottages on the right, No 11 is the 2nd block of houses facing the open countryside.

DISCRIPTION:

A Spacious, 3 bedroomed, mid terraced property built around 1970 that spans approximately 92sq m. Set in semi-rural location in a prime position to enjoy the views to the open countryside. The property benefits from double glazing, electric storage and wall heaters as well as an open fireplace to the living room which houses a solid fuel stove. There is good storage to include built in cupboards to the first floor bedroom. The property could benefit from some upgrading which has been reflected in the home report valuation and marketing price.





Entry into a spacious hallway where there is an understairs storage area.

LOUNGE-DINER: 5.90m x 3.91m (19'04" x 12'10") (at longest x widest points)

A spacious room with large window which provide plenty of natural daylight and great views to open countryside. There is an open fire place which houses a solid fuel stove. The lounge and dining areas are defined by the use of vinyl flooring to the diner area. Sliding door to Kitchen.

KITCHEN: 4.05m x 2.19m (13'03" x 7'02")

Rear facing with a variety of wall, drawer and base units. Continuation of the dining room flooring to the kitchen. Access to the rear garden.

SHOWER ROOM: (ground floor) 1.95m x 1.75m (6'04" x 5'09")

Shower area has wet wall finish. Wash hand basin and W.C

BEDROOM 1: (ground floor) 3.77m x 2.44m (9'01" x 8')

Front facing enjoying lovely open views. Wall heater.

BEDROOM 2: 3.95m x 3.61m (12'11" x 11'10") (at longest x widest points)

Spacious front facing double room. Built in cupboard with hanging rail and shelving, carpet flooring, wall heater and lovely views.

BEDROOM 3: 3.59m x 3.46m (11'09" x 11'04") (at longest x widest points)

Another front facing room with two built in cupboards, carpet flooring, wall heater and lovely views.

W.C: 1.92m x 1.20m (6'03" x 3'11") (first floor)

W.C and wash hand basin



EXTERNALLY

Gated access to the front garden with path and handrail leading to the front door. There is part hedge and fence boundary. The front garden has a variety of shrubs and flowers as well as a raised bed and enjoys great views to the open countryside.

There is shared access to the rear where there is a slabbed patio area and garden shed. There are steps leading to a former drying area which has been replaced with 2 Greenhouses.



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A HOME REPORT IS AVAILABLE

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