



Ardachy Cottage

3 Laroch Court, Laroch Beag, Ballachulish, PH49 4LH

Offers Over £215,000

Fiuran
PROPERTY

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Ardachy Cottage is a beautifully presented end-terrace Cottage with 2 Bedrooms, located in the much sought after and picturesque village of Ballachulish. Although the Cottage is currently run as a very successful letting business, it would also make a wonderful family home or an idyllic holiday retreat.

Special attention is drawn to the following:-

Key Features

- Immaculate end-terrace Cottage
- Wonderful views of Ben Bhan & Sgurr Bhan
- Tastefully decorated and in walk-in condition
- Very desirable central village location
- Located in a quiet cul-de-sac
- Within walking distance of local amenities
- Hallway, Lounge, Kitchen, Dining Room
- 2 double Bedrooms, Shower Room & Loft
- Contents available under negotiation
- Double glazed & oil fired central heating
- Well-maintained garden with timber shed
- Attractive raised decking at rear
- Private off-street parking
- No onward chain
- Vacant possession - October 2024



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The accommodation comprises of the entrance Porch with large storage cupboard, bright open-plan Lounge & Kitchen, Dining Room, Inner Hall, 2 double Bedrooms both with built-in wardrobes and Shower Room.

In addition to its lovely location, Ardachy Cottage is in walk-in condition and has double glazing throughout, together with oil fired central heating. The Cottage is bought to the market without an onward chain.

Externally, there is ample private parking to the front & side and an enclosed well maintained garden with a raised decking area & timber shed to the rear.

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

APPROACH

From the front of the property and entrance into the Hallway.

PORCH 1.8m x 1.7m

With window to the front elevation, large storage cupboard housing the electric fuse box, radiator, vinyl flooring and door leading to the Lounge.

LOUNGE 4m x 3.8m

With window to the front elevation with views towards Ben Bhan & Sgurr Bhan, attractive fire surround with electric fire, radiator, vinyl flooring, door leading to Bedroom One, and open-plan to the Kitchen.

KITCHEN 4.4m x 2.8m (max)

Fitted with a variety of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, splash-backs, electric cooker with stainless steel extractor hood over, dishwasher, fridge/freezer, washing machine, vinyl flooring, window to the rear elevation and door leading to the Dining Room.

DINING ROOM 3.2m x 3.1m

With wrap round windows looking over the rear garden, radiator, vinyl flooring and door leading out onto the decking area and exterior eating area.

INNER HALL 1.8m x 1m

With large storage cupboard housing the hot water tank, radiator, vinyl flooring and doors leading to Bedroom Two and the Shower Room.

BEDROOM ONE 3.9m x 2.7m

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

BEDROOM TWO 3.8m x 2.7m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.



SHOWER ROOM 2.5m x 1.8m

Fitted with a modern white suite comprising shower enclosure, wash basin, WC, wall mounted cupboard, wall mounted mirror, heated towel rail and vinyl flooring.

EXTERIOR

The Cottage sits on a generous corner plot. The front & side garden is gravelled and provides ample private off-street parking. There is a timber fence & gate leading through to the rear garden. The private enclosed rear garden is enclosed with hedging plants, offset with a variety of trees, shrubs & bushes and is laid partly with grass and partly with gravel. There is an attractive decked area leading out from the Dining Room, the perfect place for dining alfresco, relaxing and for enjoying the peace & tranquillity. There is also a timber shed.

BALLACHULISH

Ballachulish village offers a range of facilities including nursery & primary schools, children's play park, a well-used community village hall, supermarket, post office, restaurant/bar, cafe, fish & chip shop, patisserie, hotel, doctors and church. 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, Inverness, Glasgow and surrounding areas.



Ardachy Cottage, Ballachulish



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 & drainage.
Oil Tank.

Council Tax: TBC (presumed Band C)

EPC Rating: D55

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.



LOCATION

Ballachulish is a village steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round.

DIRECTIONS

From Fort William, travel south on the A82 for approx. 13 miles and turn right into the village of Ballachulish. Bearing left on Albert Road, turn right at the Laroch Bar and Restaurant onto Loan Fern. Continue past the Shinty field and take the second turning on the right. Ardachy Cottage is on the right-hand side, and can be identified by the house sign.

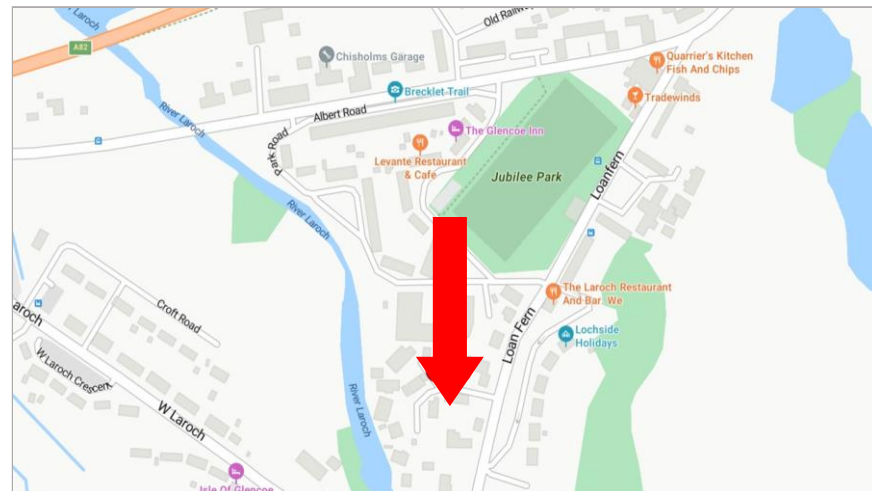
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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

PROPERTY

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Stunning views over Ballachulish and Loch Linnhe

