



Minard Cottage

Tighphuir, Glencoe, PH49 4HN

Guide Price £400,000

Fiuran
PROPERTY

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Minard Cottage is a well presented & spacious detached Cottage with 4 Bedrooms, located in the picturesque village of Glencoe, with stunning views of Loch Leven and mountain views towards the Mamores. With large well-maintained garden grounds to the rear & roof top terrace, it would make a wonderful family home. In addition to the main house there is a self-contained Annex, offering the successful purchaser the opportunity to run a business from home.

Special attention is drawn to the following:-

Key Features

- Charming 4 Bedroom detached Cottage
- Detached self-contained 1 Bedroom Annex
- Views of Loch Leven & the Mamores
- Well-presented and in walk-in condition
- Entrance Porch, open-plan Lounge/Diner, Kitchen
- Dining Room, Bathroom, Snug, Inner Hall
- Shower Room, 4 ground floor Bedrooms (1 with WC)
- Upper Landing and family Lounge
- Roof top terrace with views over Loch Leven
- Double glazed windows & LPG central heating
- Attractive log burner in Lounge
- Contents available under separate negotiation
- Sizeable private garden with timber shed
- Gravelled parking area to front
- Within walking distance of local amenities
- Wonderful family home or letting unit
- Potential to generate excellent rental income
- No onward chain



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The ground floor accommodation comprises entrance Porch, open plan Lounge/Diner, Kitchen, Dining Room, Sun, Inner Hall with stairs rising to the upper level, Shower Room, 4 Bedrooms (1 with En Suite WC), and family Bathroom.

The upper level boasts the Upper Landing, and family Lounge with access to the roof top terrace.

In addition to its beautiful location, this property is fully double glazed and benefits from LPG central heating, Externally, there is a parking to the front. The sizeable rear garden is tiered and has an attractive patio area which is ideal for dining alfresco and enjoying the stunning countryside surroundings.

GLENCOE

Glencoe village offers a primary school, well attended village hall, supermarket, cafe, hotel, pub, 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.

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

APPROACH

Via the front of the property and entrance into the entrance Porch.

ENTRANCE PORCH 2.3m x .09m

With external door to the front elevation, tiled flooring and doors leading to the open-plan Lounge/Diner and Bedroom One.

LOUNGE/DINER 4.4m x 3.8m

L shaped with window to the front elevation, attractive log burner stove, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 3.6m x 4.5m (max)

Fitted with a range of modern wooden base & wall mounted units, complementary oak work surfaces over, 5 ring LPG gas hob, extractor hood over, stainless steel sink & drainer, plumbing for dishwasher & washing machine, space for tumble dryer, space for free standing fridge/freezer, window to the rear elevation with views of the rear garden, semi-open plan to Dining Room, tiled flooring and patio doors at the rear leading to the rear garden.

DINING ROOM 3.3m x 1.8m

Semi-open plan to the Kitchen, window to the rear elevation looking to the rear garden, pantry cupboard, cupboard housing the electric fuse box, laminate flooring and semi-open plan to the Snug.

BATHROOM 2.9m x 1.9m (max)

With white suite comprising of bath with shower over, WC & wash basin set in a vanity unit, heated towel rail, frosted window to the rear elevation and tiled walls & flooring.



BEDROOM ONE 4.5m x 2.5m (max)

With dual aspect windows to the front & side elevations, laminate flooring, 2 built-in wardrobes, door leading to the en suite WC and door leading to Kitchen.

EN SUITE WC 1.8m x 0.9m

With white suite comprising of WC & wash basin, frosted window to the side elevation, part tiled walls and tiled flooring.

SNUG 3.1m x 1.8m

Semi-open plan to the Dining Room, window to the rear elevation looking to the rear garden, laminate flooring and semi-open plan to the Inner Hall.

INNER HALL

With stairs rising to the first floor, laminate flooring, and doors leading to the Shower Room, Bedroom Two and Bedroom Three.

SHOWER ROOM 2.3m x 1m

With suite comprising of shower cubicle, WC & wash basin, heated towel rail, partly tiled walls, tilted flooring and frosted window to the rear elevation.

BEDROOM TWO 4.7m x 4.7m

With window to the front elevation, laminate flooring, large storage cupboard (with door leading to the rear garden) and door leading to Inner Hall.

BEDROOM THREE 3.4m x 2.9m

With window to the front elevation, laminate flooring, and doors leading to the Inner Hall and Bedroom One

BEDROOM FOUR 4.7m x 3.7m (max)

With window to the front elevation, laminate flooring, and doors leading to Bedroom Two and the entrance Porch.



UPPER LANDING 3.9m x 0.73m

Rising wooden staircase with wooden handrail, Velux window to the rear elevation wooden flooring and door leading to the family Lounge.

FAMILY LOUNGE 5.9m x 4.4m (max)

With 2 Velux windows to the front elevation and further window to the side taking full advantage of the wonderful loch and mountain views, eave storage cupboards, large store cupboard, wooden flooring and door leading out onto the roof top Terrace, offering stunning views over Loch Leven this is the perfect place for entertaining & relaxing.

SELF CONTAINED ANNEX

Located at the rear of the main house, accessed via a path at the side of the Minard Cottage, and entrance into the Hallway.

With open plan Lounge/Kitchen/Dinner, wooden staircase rising to the upper level, Shower Room and upper level Bedroom.

GARDEN

The garden to the front is laid with gravel. The sizeable rear garden is sloping and laid mainly with grass, offset with mature trees, bushes and shrubs. There is an attractive paved area leading from the Kitchen patio doors. Another paved area slightly higher up in the garden is ideal for garden furniture and dining alfresco. The rear garden also houses a timber shed. Off street parking is located opposite the property to the front.





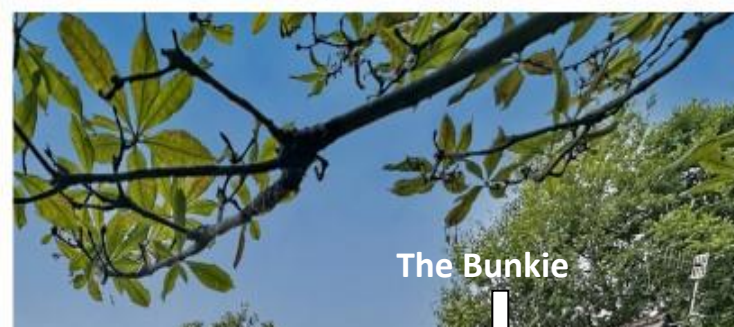
Minard Cottage Tighphuirt



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



Self-Contained Annex



The Bunkie



GENERAL INFORMATION

Services: Mains water & electricity. Private septic tank. Oil Tank

Council Tax: Band E

EPC Rating: E48

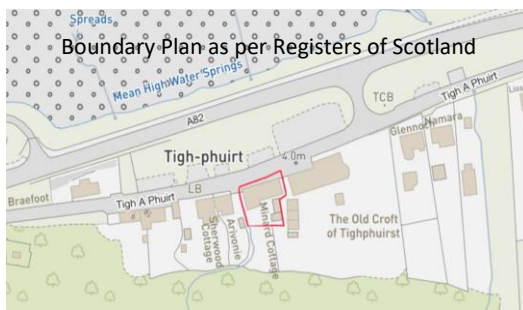
Local Authority: Highland Council

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

Steeped in history, Glencoe is surrounded in the most breathtaking scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round.

DIRECTIONS

From Fort William take the A82 road south for approx. 16 miles. Pass by the village of Ballachulish. Turn right at Tighphuirt. Minard Cottage is the 10th property on the right 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.

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.



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