



## 2 Glenachulish

Ballachulish, PH49 4JZ

Guide Price £190,000

**Fiuran**  
PROPERTY

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Ballachulish, Argyll, PH49 4JZ

2 Glenachulish is a beautifully presented semi-detached House with 3 Bedrooms, located in the much sought after peaceful semi-rural village of Glenachulish. With sizeable garden and mountain views, it would make a wonderful family home.

Special attention is drawn to the following:-

### Key Features

- 3 Bedroom semi-detached House
- Peaceful location with mountain views
- Hallway, Lounge, Kitchen/Diner
- Ground floor double Bedroom
- Upper Landing, 2 further double Bedrooms
- Shower Room and 2 Loft areas
- White goods included in sale
- Double glazed windows
- Electric heating
- Some contents available under negotiation
- Sizable mature garden with 2 timber sheds
- Wonderful family home
- No onward chain



2 Glenachulish is a beautifully presented semi-detached House with 3 Bedrooms, located in the much sought after peaceful semi-rural village of Glenachulish. With sizeable garden and mountain views, it would make a wonderful family home.

The ground floor accommodation comprises of the entrance Hallway, spacious Lounge, Kitchen/Diner and double Bedroom.

The First Floor offers the Upper Landing, 2 further double Bedrooms and Shower Room.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its beautiful & quiet location, 2 Glenachulish benefits from double glazing windows & doors and has electric heating. Externally, there is a sizable garden with timber 2 sheds.

Glenachulish is a small picturesque hamlet and glen that lies approximately 3 miles from the village of Ballachulish. Ballachulish offers a range of facilities including a primary school, children's play park, a well-used community village hall, supermarket, post office, pub/restaurant, cafe, patisserie, chip shop, hotel, doctors and churches, 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, and surrounding areas.

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

#### **APPROACH**

Via the front of the property and entry into the Hallway or at the rear into the Kitchen.

#### **HALLWAY** 4.5m x 2.3m (max)

With external door to the front elevation, carpeted stairs rising to the first floor, under stairs storage cupboard (housing the electrical fuse box), storage heater, laminate flooring and doors leading to the Lounge and ground floor Bedroom.

#### **LOUNGE** 5.6m x 4.2m (max)

Spacious room with window the front elevation, attractive electric fire, 2 storage heaters, laminate flooring, door leading to the Kitchen/Diner and external patio doors leading out to the rear garden. (NB glass marble centre light shade and curtains over patio doors will be removed prior to sale).

#### **KITCHEN/DINER** 5.6m x 2.3m

Fitted with a range of modern base units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, stainless steel extractor hood over, dishwasher, fridge/freezer, washing machine, storage heater, laminate flooring, dual aspect windows to the front & side elevations, hatch access to a small Loft area and external door leading to the rear garden.

#### **BEDROOM ONE** 3.3m x 3.3m (max)

With window to the rear elevation, panel heater and laminate flooring.



**UPPER LANDING** 2.3m x 1.8m

With window to the front elevation, built-in storage cupboard, fitted carpet, hatch access to the Loft and doors leading to both upper level Bedrooms and the Shower Room.

**BEDROOM TWO** 4.2m x 3.1m (max)

With window to the rear elevation, 2 built-in wardrobes (1 housing the hot water tank), storage heater and laminate flooring. (NB glass marble centre light shade will be removed prior to sale).

**BEDROOM THREE** 4.5m x 3.3m (max)

With window to the rear elevation, built-in wardrobe, storage heater and laminate flooring.

**SHOWER ROOM** 2.3m x 1.6m

Fitted with a modern white suite comprising shower cubicle, wash basin & WC, heated towel rail, laminate flooring and frosted window to the side elevation.

**LOFT**

There are 2 Loft spaces. One accessed via a hatch in the Kitchen/Diner and the other via a hatch in the Upper Landing.

**GARDEN**

The generous garden grounds surround the property and are laid mainly with grass, offset with a gravel and paved paths. The garden is planted with a variety of fruit trees, a mixture of mature trees, shrubs and bushes and benefits from panoramic mountain views. There are 2 timber sheds in the side & rear garden. Free parking is located to the front of the property.



## 2 Glenachulish, 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. Septic tank  
Oil tank

**Council Tax:** Band C      **EPC Rating:** E52

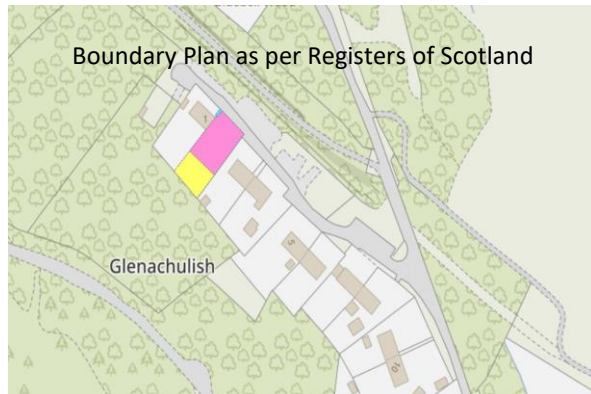
**Local Authority:** Highland Council

**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 travel south on A82 for approx. 13 miles, continue over the Ballachulish Bridge, at the roundabout take the first exit sign posted Oban A828. Continue past the Ballachulish Hotel for approx. 0.8 miles. Turn left after the golf course into Glenachulish. Continue up the hill for approx. ¼ mile. Follow the road to the right, 2 Glenachulish is the second last property at the end of the terrace and can easily be located opposite, signed for ease of location.

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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Nearby views of Loch Linnhe and mountains beyond

