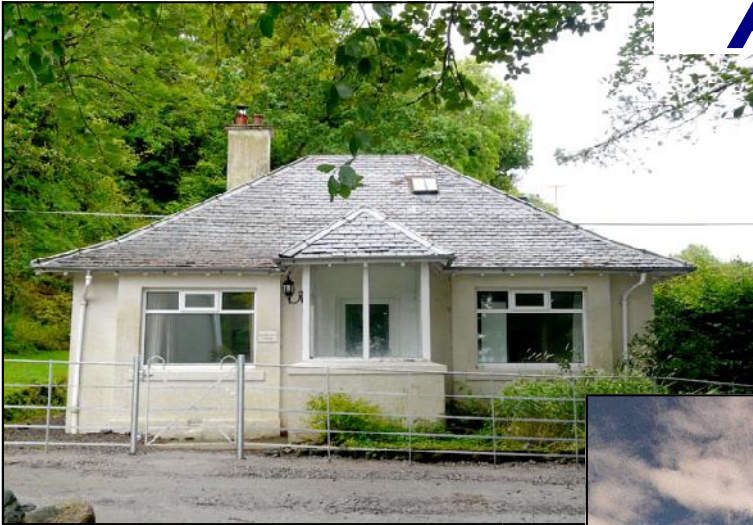




MCINTYRE & COMPANY
Solicitors & Estate Agents



ARDRHU COTTAGES, ONICH



**Fantastic potential business and lifestyle opportunity.
12 cottages previously run as successful holiday let business.
Offering the perfect setting for an idyllic way of life.
Ardrhu cottages are set amidst some of the West Coasts most
spectacular and picturesque scenery with stunning views to Loch
Linnhe and the mountains beyond**



**PRICES FROM
£120,000**

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STUNNING VIEW FROM ARDRHU SHORE-LINE



Ideal for first time buyers but may also appeal as a potential buy to let and holiday rental

Situated within an exclusive area the development offers fabulous views towards Loch Linnhe and the surrounding hills, and the shoreline right on your doorstep.

Located on the outskirts of the village of Onich, approximately 10 miles south of Fort William and 5 miles north of Glencoe this development is ideally situated to take full advantage of the tourism and leisure activities the area has to offer. The village of Onich has a local shop, hotel, pub and restaurants. A local primary school is nearby as are the secondary schools in Fort William, North Ballachulish and Strontian.

Directions:

From Fort William proceed southwards approximately 10 miles on the A82, travelling past the Corran Ferry. Continue past the takeaway hut on your left, Ardrhu is on the right hand side just past the red post-box. Proceed down the single track tarmac road to the shoreline where Ardrhu cottages are located and signed posted.

STUNNING SUNSET ON LOCH LINNHE FROM ARDRHU SHORE-LINE



GARDENER'S COTTAGE



Originally home of the resident gardener for the Ardrhu Estate this Three bedrooom detached cottage nestles amongst the garden grounds of Ardrhu and enjoys woodland and loch views. The property has partial double glazing and is heated primarily from the gas heating but has the added bonus of a wood burning stove in the lounge.

Comprising: Open plan lounge, diner and fitted kitchen, 3 double bedrooms (2 ground floor en-suite) one with bath & shower over and the other with walk in shower room, 1st floor double bedrooms has adjoining shower room.

There is gated parking for up to 2 cars and fenced garden ground as well as an outside Lean-to.



OFFERS OVER
£145,000

GARDENER'S COTTAGE

GROUND FLOOR

Entrance Vestibule:

1.36m (4'6") x 1.24m (4'1") (at longest and widest points)

A spacious vestibule with linoleum flooring, part georgian style windows and bench seating, the perfect place to enjoy the splendid views of Loch Linnhe.

Lounge/Dining/Kitchen area at longest and widest points:

3.91m (12'10") x 3.49m (11'5")

2.19m (7'2") x 2.13m (7')

3.79m (12'5") x 3.02m (9'11")

Left of the hallway leads to the elegant open plan living area. The lounge and dining areas are carpeted and the focal point of the lounge is the wood burning stove. A feature of the dining area is the unused open fire-place. The fitted kitchen is to the rear of the room where there is linoleum flooring, a variety of wall, draw and base units, electric oven, gas hob, dishwasher, and large fridge-freezer. Outside the main kitchen is a lean-to which currently houses the washing machine, dryer and boiler.

Bedroom 1 - ground floor with en-suite:

3.02m (9'11") x 2.91m (9'7") (at longest and widest points)

Overlooking the front of the property this beautiful bright room is carpeted and has a built-in wardrobe with hanging space. The en-suite comprises white bath with shower over, wash hand basin and toilet. There is tiling around the bath and linoleum flooring.

Bedroom 2 - ground floor with en-suite:

3.88m (12'9") x 2.76m (9'1") (at longest and widest points)

To the rear of the property another lovely bright room which is carpeted and well decorated. There are double doors which house the water tank along with shelving and hanging space. The en-suite has a tiled shower cubicle, white wash hand basin and toilet, light fitting with shaver point and linoleum flooring.

The hallway and stairs are carpeted

FIRST FLOOR

Bedroom 3 - with en-suite:

3.47m (11'5") x 2.94m (9'8") (at longest and widest points)

A coombed ceiling, carpeted room with adjoining shower en-suite, wash hand basin and toilet, the en-suite has a tiled cubicle.



No.1 ARDRHU COTTAGE

Open plan living and dual aspect windows No 1 offers bright and spacious accommodation, enjoying stunning views to Loch Linnhe and the surrounding hills.

Comprising: Entrance Hallway, open plan "L" shaped Lounge-Diner and fitted Kitchen, ground floor Shower Room, Sun Lounge., 3 Double Bedrooms (Master En-suite), Bathroom, Garage with additional designated parking spaces and large fenced garden ground.



Offering open plan living with beautiful views towards Loch Linnhe and the surrounding mountains. The property has recently undergone refurbishment of a new roof and guttering. Benefits from double glazed with LPG Gas Central Heating supported by combi on demand boiler to radiators. There is a store cupboard within the lounge



**OFFERS OVER
£165,000**

No.1 ARDRHU COTTAGE

GROUND FLOOR

Sun Lounge

3.24m (10'8) x 4.92 (16'2) (at longest and widest points)

Full advantage can be taken of this delightful room which leads off the lounge. There are stunning views to Loch Linnhe and conveniently located sliding patio doors which lead out to the garden ground.

Lounge-Diner - 6.7m (22') x 3.57m (11'9) (at longest and widest points)

Fitted Kitchen - 2.14m (7') x 4.14m (13'7) (at longest and widest points) (Kitchen)

An L-Shaped Lounge-Diner-Fitted Kitchen with dual aspect windows affording the room with plenty natural daylight. The feature of the lounge is the wood burning stove. There is a double door store cupboard.

The kitchen hosts a variety of wall, draw and base units including a glass fronted display unit. There is space for a dishwasher and built in double oven, gas hob and cooker hood, large fridge-freezer. There are laminate worktops with partial co-ordinated splash back walls.

Ground Floor Shower Room

Comprises large shower cubicle, white W.C. and wash hand basin and one radiator.

FIRST FLOOR

There is carpeted stairs and landing with a large storage cupboard situated on the landing.

Bathroom

6.6m (1'97) x 5.2m (1'58) (at longest and widest points)

Comprising white suite, bath with shower and screen, toilet and wash hand basin. There is one radiator.

Bedroom 1 (Master with en-suite)

4.06m (13'4) x 3.96m (13) (at longest and widest points)

A bright and spacious room with 2 large windows overlooking the side and rear taking full advantage of the stunning views. There are double door built-in wardrobes with shelving and hanging space. The en-suite is also spacious with walk-in shower, W.C. and wash hand basin. There is linoleum flooring.

Bedroom 2

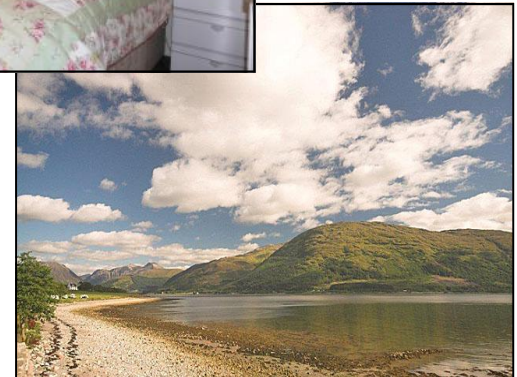
3.7m (12'2) x 2.98m (9'9) (at longest and widest points)

Carpeted and one radiator.

Bedroom 3

3.49m (11'5) x 3.01m (9'11)

Carpeted with built in wardrobe. There is one radiator.



2 BEDROOMED COTTAGES

No's 2, 3, 9, 10, 11 & 12

All with open plan living and dual aspect windows or Sliding Patio Doors, offering bright and contemporary accommodation, enjoying views to Loch Linnhe and the surrounding hills.

Comprising: Lounge, Fitted Kitchen, Under-stairs store cupboard, Two Double Bedrooms, Bathroom, double glazed and LPG gas heating.



PRICES FROM
£120,000

2 BEDROOMED COTTAGES

GROUND FLOOR:

Offering open plan living with beautiful views towards Loch Linnhe and the surrounding mountains. The properties have all recently undergone refurbishment of a new roof and guttering, some with new patio sliding doors, decking and newly laid garden turf. All properties are double glazed with LPG Gas central heating supported by combi/on demand boiler to radiators. and have a good size under stairs storage cupboard.

Lounge-Diner, fitted Kitchen
7.16m (23'6") x 4.28m (14') area (at longest and widest points)

Contemporary well proportioned room with large dual aspect double glazed windows in cottages 9 and 12 with wall lights to either side of the window. Cottages 2, 3, 10 and 11 have the additional benefit of new patio sliding doors which add to the rooms natural daylight and open onto new decking and garden ground beyond.

The lounge and kitchen areas are defined by the use of linoleum flooring to the kitchen/diner and carpet to the lounge. The modern kitchen hosts a variety of wall, draw and base units, electric oven and cooker hood, gas hob, dishwasher, and large fridge-freezer. There is laminate work tops with partial co-ordinated splash back walls.



FIRST FLOOR:

Bedroom 1 - Double
4.18m (13'9") x 3.01m (9'11") (at longest and widest points)

The rooms are carpeted and have an exposed wardrobe/dressing table style frame work for clothes hanging and shelving. There is a fixed wooden headboard with conveniently located light fitting to either end.

Bedroom 2 - Twin
4.09m (13'5") x 2.18m (7'2") (at longest and widest points)

With lovely views towards Loch Linnhe these rooms are carpeted with similar storage and lighting as with bedroom 1.

Bathroom
1.91m (6'3") x 1.76m (5'9") (at longest and widest points)

Comprises white suite, bath with shower attachment over, wash hand basin and toilet. There is linoleum flooring and wet wall finish around the bath.

Each property has garden ground with picket fence boundary and designated parking



3 BEDROOMED COTTAGES

No's 5, 6, 7 & 8

All with open plan living and dual aspect windows these properties offer bright and contemporary accommodation, enjoying views to Loch Linnhe and the surrounding hills.

Comprising: Lounge, Fitted Kitchen, Under-stairs store cupboard, Two Double Bedrooms, Single bedroom and Bathroom. Fully double glazed and LPG gas heating.



OFFERS FROM
£130,000

3 BEDROOMED COTTAGES

GROUND FLOOR:

Offering open plan living with views towards Loch Linnhe and the surrounding mountains. The properties have all recently undergone refurbishment of a new roof, cladding, and newly laid garden turf. All properties have double glazing, LPG gas central heating, supported by combi/on demand boiler and radiators, a good size under stairs storage cupboard, garden ground and parking

Lounge-Diner, Kitchen

7.11m (23'4") x 4.83m (15'10") area at longest and widest points:

Contemporary well proportioned room with large dual aspect double glazed windows and wall lights to either side. The lounge and kitchen areas are defined by the use of linoleum flooring to the kitchen-diner and carpet to the lounge. The kitchen hosts a variety of wall, draw and base units, electric oven and cooker hood, gas hob, dishwasher, and large fridge-freezer. There is laminate work tops with partial co-ordinated splash back walls.

FIRST FLOOR:

Bedroom 1 - Double

4.24m (13'11") x 2.78m (9'1") at longest and widest points:

The rooms are carpeted and have an exposed wardrobe/dressing table style frame work for clothes hanging and shelving. There is a fixed wooden headboard with conveniently located light fitting to either end. The room overlooks garden ground and has excellent views of Loch Linnhe

Bedroom 2 - Twin

3.92m (12'10") x 2.78m (9'1") at longest and widest points:

The rooms are carpeted and have an exposed wardrobe/dressing table style frame work for clothes hanging and shelving. There is a fixed wooden headboard with built in light fitting.

Bedroom 3 - single

2m (6'7") x 1.94m (6'4") at longest and widest points:

The rooms are carpeted and have an exposed wardrobe style frame work for clothes.

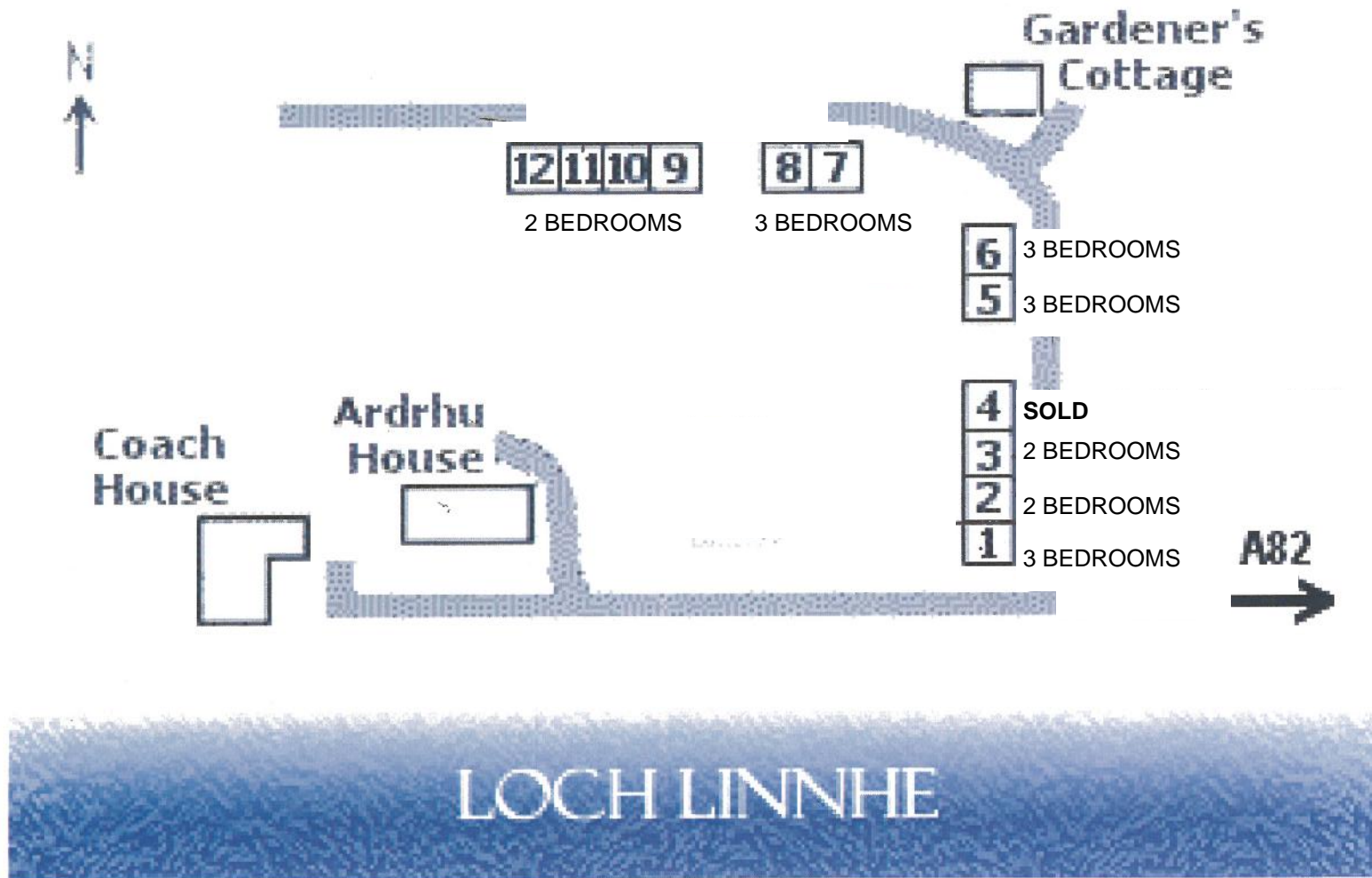
Bathroom

1.91m (6'3") x 1.78m (5'10") (longest and widest points)

Comprises white suite, bath with shower attachment, wash hand basin and toilet. There is linoleum flooring, wet wall finish around the bath and sink, heater and electric shaver adaptor.



ARDHRU SITE LAYOUT



ARDRHU PRICE LIST

COTTAGES:

No 1 - Three bedroom end terraced	Energy Performance Rating E-53	Offers over £165,000
No 2 - Two bedroom mid terraced	Energy Performance Rating D-60	Offers over £125,000
No 3 - Two bedroom mid terraced	Energy Performance Rating D-60	Offers over £125,000
No 5 - Three bedroom semi detached	Energy Performance Rating D-61	Offers over £130,000
No 6 - Three bedroom semi detached	Energy Performance Rating D-61	Offers over £130,000
No 7 - Three bedroom semi detached	Energy Performance Rating D-61	Offers over £135,000
No 8 - Three bedroom semi detached	Energy Performance Rating D-61	Offers over £130,000
No 9 - Two bedroom end terraced	Energy Performance Rating D-61	Offers over £120,000
No 10 - Two bedroom mid terraced	Energy Performance Rating D-60	Offers over £125,000
No 11 - Two bedroom mid terraced	Energy Performance Rating D-60	Offers over £125,000
No 12 - Two bedroom end terraced	Energy Performance Rating D-61	Offers over £120,000

GARDENERS COTTAGE:

Three Bedroom detached	Energy Performance Rating G-19	Offers over £145,000
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HOME REPORTS ARE AVAILABLE.

VIEWING – by contacting the Selling Agents.

ENTRY – By arrangement with the sellers. Early entry is available.

EXTRAS - to enable potential buyers the opportunity of rental or holiday let opportunities all furniture/accessories are included as seen.

Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company
Solicitors & Estate Agents
38 High Street, Fort William,
PH33 6AT
T. 01397 703231
F. 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com



www.facebook.com/mcintyreandcompanyfortwilliam

These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements, areas and conversions are approximations only and are not to be founded upon. We are not responsible nor are we involved in the preparation of the Home Report and we are not responsible for its contents, or any information contained therein.

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.