



## Beechwood

Glencoe, PH49 4HS

Guide Price £350,000

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PROPERTY

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# Beechwood

Glencoe, PH49 4HS

Beechwood is a beautifully presented & spacious detached House with 3 bedrooms, located in much sought after and picturesque village of Glencoe. Set in well-maintained garden grounds, it would make a wonderful holiday home, superb holiday home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Attractive 3 Bedroom detached House
- Wonderful mountain views
- In the heart of Glencoe Village
- Within walking distance of local amenities
- Porch, Hallway, Lounge, Dining Room
- Sitting Room/ground floor Bedroom
- Inner Hall, Kitchen/Diner, Shower Room
- Landing, 2 Bedrooms (1 with En Suite)
- Dressing Room/Office/Craft Room
- Double glazed windows
- Oil fired central heating
- Private garden with timber shed & log store
- Driveway with parking to the rear
- Wonderful family home
- Superb holiday home
- Ideal buy-to-let investment



Beechwood is a beautifully presented & spacious detached House with 3 bedrooms, located in much sought after and picturesque village of Glencoe. Set in well-maintained garden grounds, it would make a wonderful holiday home, superb holiday home, or an ideal buy-to-let investment.

The ground floor accommodation comprises the entrance Porch, spacious Hallway with staircase rising to the first floor, Lounge, Dining Room, Sitting Room/Bedroom, Inner Hall, Kitchen and Shower Room.

The first-floor accommodation offers a bright Upper Landing, 2 further Bedrooms (master with En Suite Shower Room) and Dressing Room/Office/Craft Room.

Beechwood has been renovated in recent years and benefits from being fully double glazed and has oil fired central heating. This very attractive property is situated in the heart of Glencoe Village which is steeped in history and is surrounded by the most breathtaking scenery of mountains and lochs.

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

### **APPROACH**

Via the front of the property and entrance into the Porch or at the rear into the Inner Hall.

### **ENTRANCE PORCH** 1.8m x 1.8m

With external door to the front elevation, dual aspect windows to both side elevations, cushioned flooring and door leading to the Hallway.

### **HALLWAY** 4.3m x 2.1m

With carpeted stairs rising to the first floor, understairs storage cupboard, radiator, fitted carpet and doors leading to the Lounge, Sitting Room/Bedroom 1 and Inner Hall.

### **LOUNGE** 4.4m x 4m

With window to the front elevation, attractive open fire set in a marble surround & hearth, radiator, fitted carpet and door leading to the Dining Room.

### **DINING ROOM** 4.5m x 3.9m

With patio doors & window panels to the front elevation leading out into the garden onto a paved patio area, radiator, fitted carpet and external door & window panels to the rear elevation.

### **SITTING ROOM/BEDROOM 1** 4.4m x 3.5m

With dual aspect windows to the front & side elevations, open fire set in a wooden surround and tiled hearth, radiator and fitted carpet.

### **INNER HALL** 2.1m x 1.8m

With external door to the rear garden, radiator, cushioned flooring and doors leading to the kitchen/Diner and the Shower Room.



**KITCHEN/DINER** 4.1m x 3.6m (max)

Fitted with a range of modern base & wall mounted units, complementary surfaces over, electric double oven, electric hob with extractor hood over, stainless steel sink & drainer, splashbacks, dishwasher, washing machine, fridge/freezer, radiator, dual aspect windows to the rear & side elevations, ceiling window from Upper Landing bringing in further light and laminate flooring.

**SHOWER ROOM** 3.1m x 1.9m

With white suite comprising of large walk-in shower enclosure, WC & wash basin, radiator, frosted window to the rear elevation, further window to the side elevation and cushioned flooring.

**UPPER LANDING** 4.2m x 2.1m (max)

With wooden balustrade, large walk-in cupboard (housing the hot water tank & with window to the front elevation), radiator, Velux windows to the rear elevation, fitted carpet and doors leading to both upper level Bedrooms.

**BEDROOM TWO** 5.7m x 4.3m (max)

With window to the front elevation, Velux window to the rear elevation, built-in wardrobes, radiator, fitted carpet and doors leading to the En Suite Shower Room and Dressing Room/Office/Craft Room.

**EN SUITE SHOWER ROOM** 2.4m x 1.6m

With white suite comprising of shower cubicle with electric shower, WC & wash basin, heated towel rail, Velux window to the rear elevation and cushioned flooring.



**DRESSING RM/OFFICE/CRAFT RM** 4.2m x 2.1m

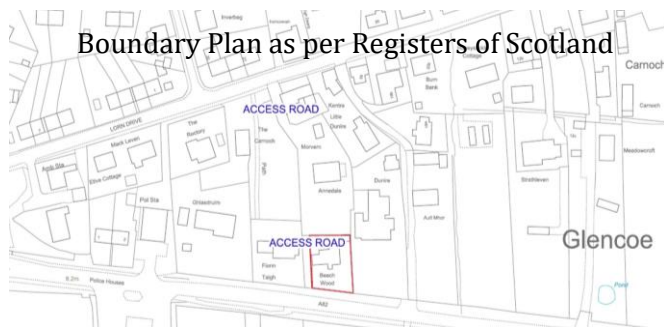
With dual aspect Velux windows to the front & rear elevations, radiator and fitted carpet.

**BEDROOM THREE** 4.3m x 3.4m

With dual aspect windows to the front & rear elevation, fireplace with wooden & tiled surround set on a tiled hearth, radiator and fitted carpet.

**GARDEN**

The well-maintained sizeable garden surrounds the property and offers spectacular mountain views. The front & side gardens are bounded by hedging plants & laid mainly with grass with a paving slabs leading from the front to the rear garden and offset with mature trees, bushes and shrubs & seasonal planting. There is a paved patio area with ample space for garden furniture the perfect place to sit, relax, dine alfresco and for enjoying the wonderful mountain views. The rear garden is also bounded by hedging plants and is laid with paving slabs which provide private parking. There is a timber shed, log store and gazebo housed in the rear garden. The gravelled driveway is to the side of the property is owned by the neighbouring property, however a right of vehicle and pedestrian access is granted within the title deeds.



# Beechwood, Glencoe



*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, drainage & electricity. Oil Tank

**Council Tax:** Band D **EPC Rating:** D61

**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.



## GLENCOE

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

## DIRECTIONS

From Fort William take the A82 road south for approx. 16.5 miles. Over the Ballachulish bridge at the roundabout take second exit staying on A82 south. Pass by the village of Ballachulish. At Glencoe continue on A82 south, passing the police station on the left, filling station on the right. Beechwood is just past the filling station on the left hand side and can be identified by the For Sale sign.

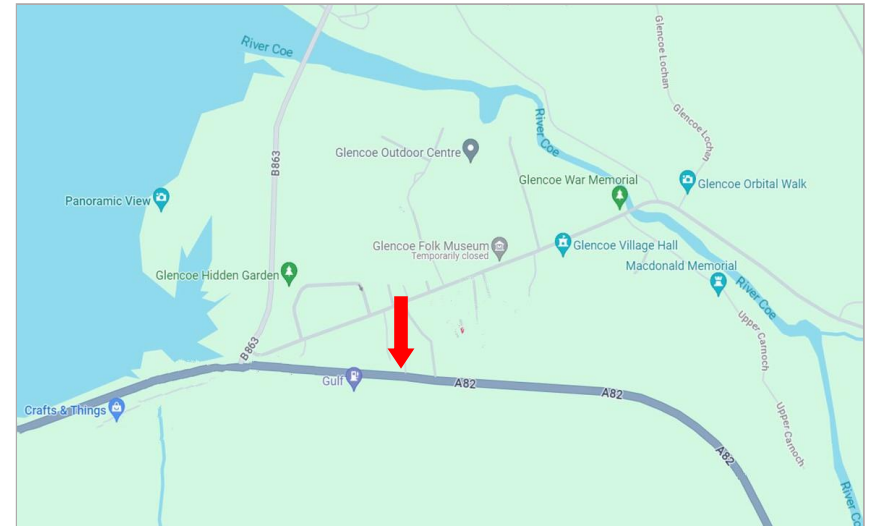
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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