



## Craigavon House & Craigavon Cottage

West Laroch, Ballachulish, PH49 4JP

Guide Price £375,000

**Fiuran**  
PROPERTY



# Craigavon House & Craigavon Cottage

West Laroach, Ballachulish, PH49 4JP

Craigavon House is a lovely 3 Bedroom detached House together with Craigavon Cottage which is a 1 bedroom self-contained letting unit, located in the picturesque & much sought-after village of Ballachulish. With well-maintained sizeable garden & views over Loch Leven and to the Mamore Hills beyond, it would make a wonderful family home with business potential.

Special attention is drawn to the following:-

## Key Features

- Spacious detached House with letting Cottage
- Breathtaking views of Loch Leven & beyond
- Very desirable village location
- Hallway, Lounge, Open-plan Kitchen/Dining Room
- Upper Landing, 3 Bedrooms (1 En Suite), Shower Room
- Excellent storage throughout including Loft
- Double glazed windows in House and Cottage
- Air Source heating in House and electric in Cottage
- Well-maintained sizeable garden with 3 timber sheds
- Ample private parking for House & Cottage
- Craigavon Cottage - Hallway, WC, Lounge/Diner
- Kitchen, Double Bedroom with En Suite Shower Room
- Contents in Cottage available under negotiation
- Perfect family home with business potential
- Within walking distance of the local amenities
- EPC Rating : C74



Craigavon House is a lovely 3 Bedroom detached House together with Craigavon Cottage which is a 1 bedroom self-contained letting unit, located in the picturesque & much sought-after village of Ballachulish. With well-maintained sizeable garden & views over Loch Leven and to the Mamore Hills beyond, it would make a wonderful family home with business potential.

Craigavon House - the Ground Floor accommodation comprises Hallway, Lounge and open-plan Kitchen/Dining Room. The First Floor accommodation offers spacious Upper Landing, 3 Bedrooms (1 with En Suite Bathroom) and family Shower Room.

Craigavon Cottage – the accommodation benefits from its own entrance and offers the Hallway, WC, Lounge/Diner, fitted Kitchen and double Bedroom with En Suite Shower Room.

In addition to its beautiful location, this property is fully double glazed throughout & benefits from a newly installed Air Source Heating System. Externally, there is a well-maintained garden to the front, side and rear elevations, a perfect suntrap area to enjoy the countryside views. Private parking is located to the side & rear of the property.

### HALLWAY

With carpeted stairs rising to the first floor, radiator, 3 built-in storage cupboards, laminate and doors leading to the Lounge and Kitchen/Dining Room.

### LOUNGE 6m x 4.1m

Bright & spacious room with French doors to the front elevation taking full advantage of the wonderful views, further window to the side elevation, traditional open fire with attractive marble surround & hearth, 2 radiators, laminate flooring and arch leading to the open-plan Dining Room/Kitchen.

### DINING ROOM 4m x 2.9m

With window to the front elevation with stunning views, radiator, laminate flooring and open-plan to the Kitchen.

### KITCHEN 4m x 2.4m

Fitted with a range of newly fitted base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, space for fridge, space for freezer, plumbing for dishwasher, plumbing for washing machine, radiator, laminate flooring and external door to the rear garden and parking areas.

### UPPER LANDING

With wooden balustrade, Velux window to the side elevation, 2 storage cupboards, fitted carpet and doors leading to all 3 Bedrooms and the family Shower Room.

### BEDROOM ONE 4.1m x 4.1m

With window to the front elevation with views over Loch Leven & beyond, 2 built-in wardrobes, radiator, fitted carpet and door leading to the En Suite Bathroom.





**EN SUITE BATHROOM** 2.8m x 2.4m (max)

Fitted with bath, WC & wash basin, radiator, Velux window to the front elevation and laminate flooring.

**BEDROOM TWO** 5.4m x 4.1m (max)

With dual aspect windows to the side & rear elevations, built-in wardrobe, radiator and fitted carpet.

**BEDROOM THREE** 6.5m x 2.8m (max)

With entrance Hall, Velux window to the front elevation with loch & mountain views, radiator and fitted carpet.

**SHOWER ROOM** 4m x 2.4m

Fitted with a white suite comprising large walk-in shower cubicle, WC & wash basin, radiator, window to the side elevation and tiled flooring.

**CRAIGAVON COTTAGE - PORCH**

With entrance door, coat hooks, fitted carpet and doors leading to the WC and Lounge/Diner.

**WC** 2.1m x 1.7m

With white suite comprising WC & wash basin window to the rear elevation and vinyl flooring.

**LOUNGE/DINER** 5.9m x 2.9m

With dual aspect windows to the side & front elevations, radiator, fitted carpet, archway leading to the Kitchen and door leading to the Bedroom.



**KITCHEN** 3.4m x 1.6m

Fitted with a range of fitted base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, integrated fridge/freezer, washing machine/dryer, window to the rear elevation and vinyl flooring

**BEDROOM** 3.1m x 1.7m

With window to the side, built-in wardrobe, panel heater and wooden flooring.

**EN SUITE SHOWER ROOM** 2.1m x 1.7m

With white suite comprising walk-in shower cubicle, WC & wash basin heated towel rail, and tile effect vinyl flooring.

**GARDEN**

The well-maintained garden surrounds the property and is laid mainly with lawn and gravel paths, offset with mature trees, shrubs, bushes & seasonal planting. With ample space for garden furniture, this is a superb place for relaxing and taking in the amazing views. There are 3 timber sheds. The gravelled driveway provides ample parking for the House and the Cottage.

**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, pub, cafe, patisserie, fish & chip shop, 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, and surrounding areas.





# Craigavon House & Craigavon Cottage



*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

**Council Tax:** Band E    **EPC Rating:** C74

**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.

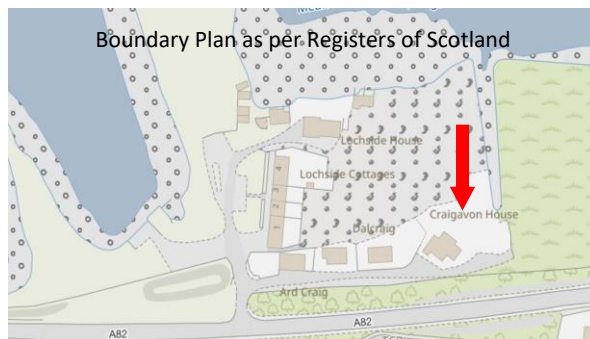
**Home Report:** A copy is available through the selling Agent.

**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 the A82 for approx. 13 miles. Just after the 50 mile an hour speed limit sign and just before the entrance to Ballachulish Village turn left at Lochside Cottages. Turn immediately right and Craigavon House is the last house on the left hand side and can be identified by the For Sale sign.



## 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.

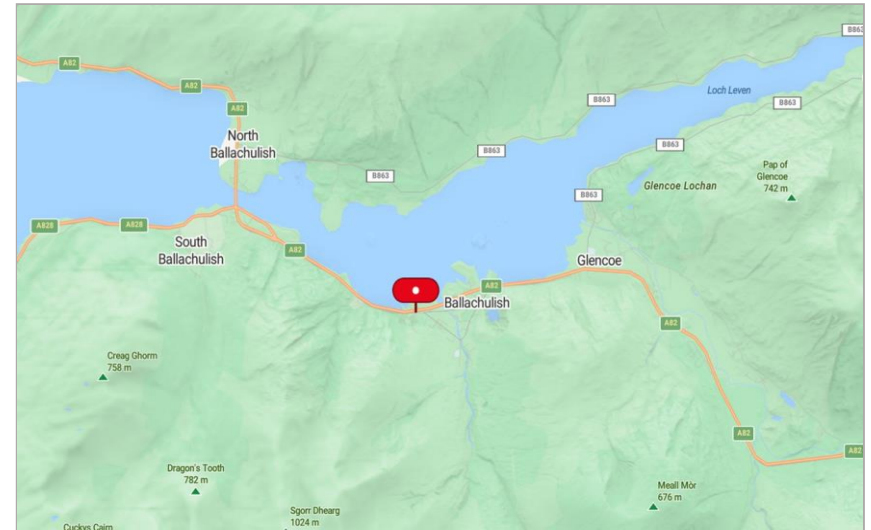
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.





Stunning local scenery

