



5 Glenachulish

Ballachulish, PH49 4JZ

Guide Price £195,000

Fiuran
PROPERTY

5 Glenachulish

Ballachulish, Argyll, PH49 4JZ

5 Glenachulish is a very desirable semi-detached House with 3 Bedrooms, located in the much sought after peaceful semi-rural village of Glenachulish. With views towards Loch Linnhe, Ballachulish Bridge & beyond and with sizeable garden & driveway, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- 3 Bedroom semi-detached House
- Views toward Loch Linnhe & beyond
- Peaceful cul-de-sac location
- Porch, Hallway, Lounge, Kitchen, WC
- Ground floor double Bedroom
- Upper Landing, 2 further double Bedrooms
- Family Bathroom and Loft
- Wood burning Stove in Lounge
- Double glazed windows
- Oil fired central heating
- Sizable mature garden with sheds
- Driveway & off street parking
- Wonderful family home
- No onward chain



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

The First Floor offers the Upper Landing, 2 further double Bedrooms and the family Bathroom.

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

In addition to its beautiful & quiet location, 5 Glenachulish has views towards the Ballachulish Bridge, Loch Linnhe & mountains beyond. This lovely property benefits from double glazed windows & doors and has oil fired central heating. Externally, there is a well-maintained extensive garden with driveway & off-street parking.

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 Porch or at the Side & rear into the Kitchen.

PORCH 4.5m x 2.3m (max)

With external door to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 4.5m x 2.3m (max)

With carpeted stairs rising to the first floor, under stairs storage cupboard (housing the electrical fuse box), radiator, fitted carpet and doors leading to the Lounge and ground floor Bedroom.

LOUNGE 5.6m x 4.2m (max)

Spacious & bright room with window the front elevation, attractive wood burning stove, 2 radiators, laminate flooring, door leading to the kitchen and external patio doors leading out to the rear garden.

KITCHEN 5.6m x 2.3m

Fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric oven with Lpg hob, stainless steel extractor hood, space for undercounter, fridge & freezer, plumbing for washing machine, radiator, tile effect vinyl flooring, window to the front elevation, door leading to the WC and 2 external doors leading to the side & rear gardens.

WC 2.3m x 1.6m

Fitted with a white WC, tile effect vinyl flooring and frosted window to the rear elevation.



BEDROOM ONE 3.3m x 3.3m (max)

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

UPPER LANDING 2.3m x 1.8m

With 2 windows 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 family Bathroom.

BEDROOM TWO 4.2m x 3.1m (max)

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 4.5m x 3.3m (max)

With window to the rear elevation, 2 built-in wardrobes radiator and fitted carpet.

BATHROOM 2.3m x 1.6m

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

LOFT

The large Loft is accessed via a hatch in the Upper Landing.

GARDEN

With generous garden grounds are enclosed with a mixture of hedging plants, wire & timber fencing. The front garden is laid partly with gravel and partly with grass. The rear garden is laid mainly with grass. The side garden laid with gravel and provides ample private parking. The garden is planted with a variety of mature trees, shrubs and bushes and benefits from panoramic mountain views. There are 2 timber sheds & a log store housed within the garden.



5 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 & drainage
Oil tank

Council Tax: Band C **EPC Rating:** E53

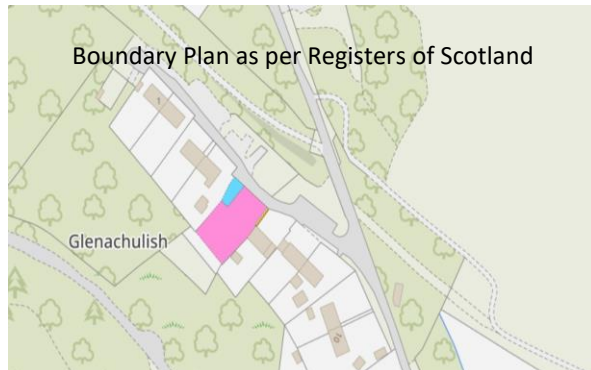
Local Authority: Highland Council

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.

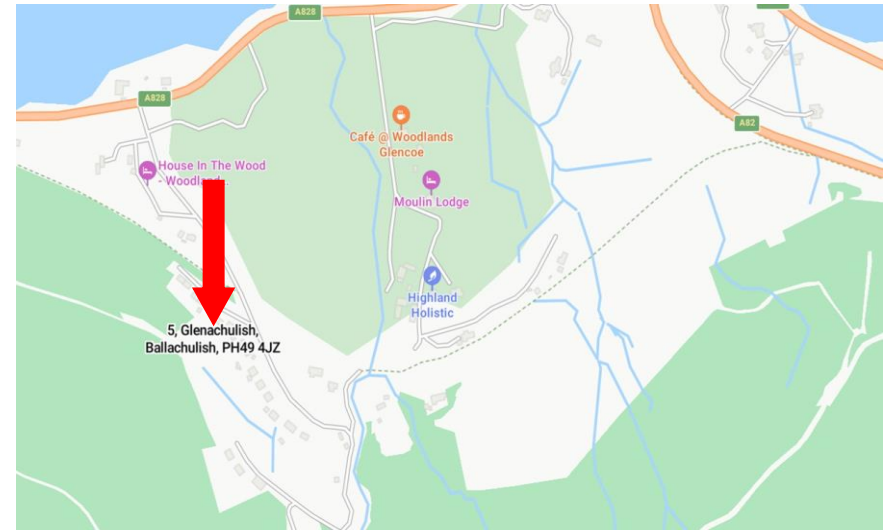
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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