



Glencoe Haven

Tighphuirt, Glencoe, PH49 4HN

Guide Price £265,000

Fiuran
PROPERTY

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Tighphuirt, Glencoe, PH49 4HN

Glencoe Haven is a 200 year old charming semi-detached traditional crofter's cottage. Situated in beautiful Glencoe with panoramic views over Loch Leven and stunning mountain views towards the Mamores. Currently let out as a very successful self-catering business, Glencoe Haven would equally make an ideal purchase for first time buyers or as an idyllic holiday home.

Special attention is drawn to the following:-

Key Features

- Unique semi-detached Cottage
- Stunning views across Loch Linnhe
- Within walking distance of Glencoe Village
- Porch, Hallway, open-plan Kitchen/Diner
- Double Bedroom, Shower Room, Inner Hall
- Second double Bedroom & Upper Lounge
- Traditional features throughout
- White goods included in sale
- Contents available under negotiation
- Enclosed garden to rear with timber shed
- Private off street parking
- Wonderful family home
- Idyllic holiday home



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The ground floor accommodation comprises the entrance Porch, Hallway, open-plan Diner/Kitchen, Inner Hall with wooden stairs rising to the first floor, 2 double Bedrooms and Shower Room.

The first floor accommodation offers a bright Lounge with spectacular views over Loch Linnhe and surrounding countryside.

In addition to its beautiful location, this lovely cottage is glazed partly with double glazed units & partly with single glazed units and benefits from economy 7 electric heating. Externally, there is an enclosed garden with shed & bike store and private off-street parking.

Glencoe Haven is currently operated as a very successful self-catering business and has a licence to trade under the Scottish Short Term Letting legislation which came into force in 2022. The licence can now be transferred between the current owners of the licensed property and the new owners but subject to new application being approved by The Highland Council. Fees are payable by the new owners for the transfer of the licence.

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.

ENTRANCE PORCH 1.8m x 1.4m

With external door to the side elevation, dual aspect windows to front & side elevations, storage heater, slate flooring and door leading to the Hallway.

HALLWAY 1.4m x 0.9m

With storage heater, slate flooring and doors leading to the Diner/Kitchen, Bedroom Two and the Shower Room.

DINER/KITCHEN 5.2m x 4m (max)

With window to the rear elevation looking out over the rear garden, with a range of recently fitted modern base & wall mounted units, complementary work surfaces over, electric hob with extractor hood over, electric oven, built-in microwave, stainless steel sink & drainer, splashbacks, integrated dishwasher, fridge & washing machine, ample space for dining furniture and for occasional seating, attractive wood burning stove, storage heater, window to the front elevation with wonderful views out over the loch & mountains beyond, hard wood flooring, bifold doors leading to the Inner Hall and external single glazed door leading out to the enclosed rear garden.



INNER HALL

With wooden stairs rising to the first floor single glazed window/door with shutters to the rear elevation, slate flooring and door leading to Bedroom One.

BEDROOM ONE 3.3m x 2.6m

With window to the front elevation with views, under stairs storage cupboard/wardrobe, storage heater and slate flooring.

SHOWER ROOM 2.1m x 1m

With recently fitted white suite comprising of shower enclosure with electric shower, WC & wash basin, wall mounted mirror, heated towel rail and slate flooring.

BEDROOM TWO 4m x 2.5m

With window to the front elevation, storage heater, access hatch to Loft area and hard wood flooring.

LOUNGE 4m x 2.7m

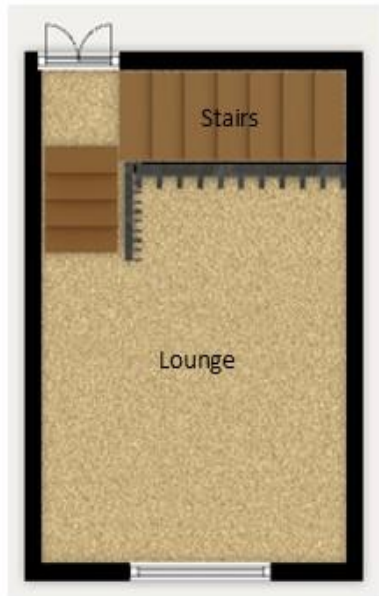
With wooden balustrade, window to the front elevation with unrestricted views over Loch Leven and beyond, hardwood flooring and small single glazed French doors, with shutters leading out to the rear garden (via steps down into the garden).

GARDEN

Well established, sizeable terraced 'sun-trap' garden to the rear of the property, which can be accessed via the gate to the side of the property or through the glass door from the Kitchen/Diner, with gravelled and local slate areas suitable for outdoor dining. The rear garden houses a timber shed & bike store. There is private off-street parking to the side.



Glencoe Haven, Tighphuirt



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



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GENERAL INFORMATION

Services: Mains water, drainage & electricity.

Council Tax: EPC Rating: G16

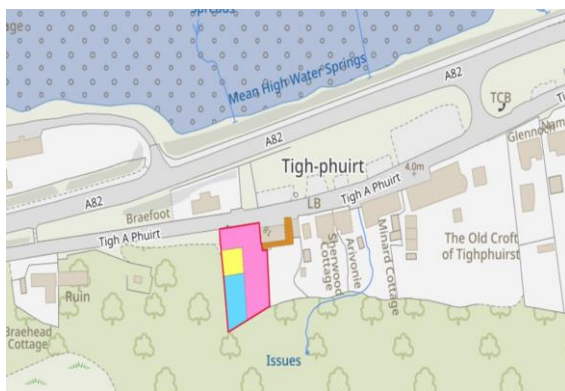
Local Authority: Highland Council

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. Turn right at Tighphuirt. Glencoe Haven is at the bottom of the brae on the left hand side.

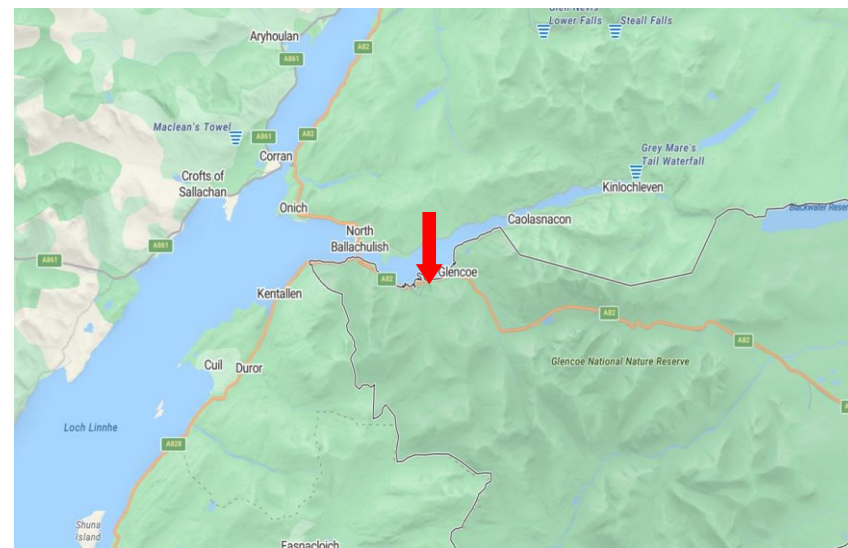
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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PROPERTY

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Stunning Views over Loch Leven
and surrounding countryside

