



## Waterfall Cottage

Inchree, Onich, Fort William, PH33 6SE

Guide Price £285,000



**Fiuran**  
PROPERTY



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Waterfall Cottage is a beautifully presented detached Bungalow with 3 Bedrooms. Located in the much sought-after hamlet of Inchree and surrounded by picturesque countryside scenery. With well-maintained, sizeable garden and private driveway, it would make a wonderful family home, superb holiday home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Lovely 3 Bedroom detached Bungalow
- Set amongst unrestricted mountain views
- Very desirable semi-rural location
- Semi-open plan Lounge, Kitchen & Diner
- Hallway, 3 double Bedrooms & Bathroom
- White good included in sale
- Contents available under negotiation
- Double glazed windows
- LPG central heating (new boiler 2022)
- Extensive garden with timber shed
- Gravelled driveway with ample parking
- Ideal purchase for first-time buyers
- Wonderful family home
- Perfect buy-to-let investment
- No onward chain
- Vacant possession



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The accommodation comprises of the semi-open plan Lounge, Kitchen & Diner, Hallway, 3 double Bedrooms and family Bathroom. There is also a large insulated Loft.

In addition to its beautiful & peaceful location, this attractive bright & spacious property is in walk-in condition having been lovingly upgraded recently to a very high standard.

Externally, the enclosed well-established, extensive garden has unrestricted mountain & countryside views. The garden is laid mainly with grass, offset with paved paths & a gravelled driveway. There is an attractive raised patio area in the rear garden which leads out from the Lounge, offering the perfect place to sit, relax and enjoy the wonderful views. The rear garden also houses a timber shed. The gravelled driveway provides ample private parking for multiple vehicles.

Waterfall Cottage is currently operated as a very successful letting property and holds a licence to trade under the Scottish letting legislation (the licence is transferable, however the new owners do have to re-apply in their own name).

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

#### **APPROACH**

Via the front garden and entrance into the Kitchen/Diner.

#### **KITCHEN/DINER 5.2m x 3m**

Fitted with modern white base & wall mounted units with complementary oak work surfaces over, ceramic sink & drainer, electric oven & hob with stainless steel extractor hood over, fridge/freezer, dishwasher, washing machine with dryer, space for dining table, radiator, luxury vinyl flooring, widow to the front elevation and semi-open plan to the Lounge.

#### **LOUNGE 5.2m x 3.6m**

Bright room with sliding patio doors to the rear elevation which lead out onto a raised patio area, 2 side panel windows to the rear elevation, attractive slate built chimney, radiator, luxury vinyl flooring, semi open-plan to the Hallway.





**HALLWAY** 3.2m x 0.9m

With luxury vinyl flooring, storage cupboard, hatch access to the Loft, and doors leading to all 3 Bedrooms & the family Bathroom.

**BEDROOM ONE** 3.1m x 2.9m

With window to the front elevation, radiator and fitted carpet.

**BATHROOM** 3.3m x 2m (max)

With modern white suite comprising free standing roll top bath, walk-in shower cubicle, wash basin set in a vanity unit, WC, wall mounted mirror with shelves, heated towel rail, frosted window to the rear elevation, partly tiled walls and tiled flooring.

**BEDROOM TWO** 3.9m x 2.8m (max)

With window to the front elevation, radiator and fitted carpet.

**BEDROOM THREE** 4m x 3.2m

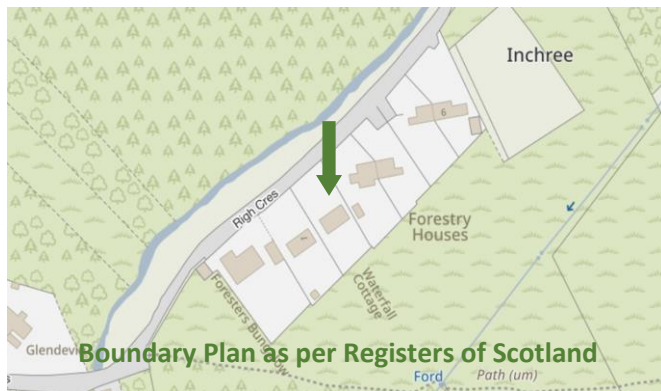
With window to the rear elevation with lovely mountain views, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.





## LOCATION

Inchree is a much sought-after residential hamlet near Onich, with Fort William and Glencoe a 15 minute commute in either direction. This area offers an abundance of walks and trails throughout Glenrigh Forest with a great variety of wildlife and multi-cascade waterfall. Inchree benefits from a restaurant. Situated near the popular village of Onich, Inchree is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer. A two minute trip on the ferry to Ardgour offers further bar & restaurant facilities on the Lochside. Onich just a few minutes' drive away, has a church, hotel and restaurants, with the local nursery & primary schools in nearby North Ballachulish and secondary schools in Fort William, Kinlochleven and Strontian. The area of Inchree is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round.



# Waterfall Cottage, Inchree



*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. LPG tank.

**Council Tax:** Band TBC      **EPC Rating:** F26

**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

Travelling on A82 southbound from Fort William for around 10 miles, turn left where signposted Inchree (south of The Corran Ferry). Follow the road for approx. half a mile, passing the children's playpark on the right, Waterfall Cottage is on the right hand side and can be identified by the For Sale sign.

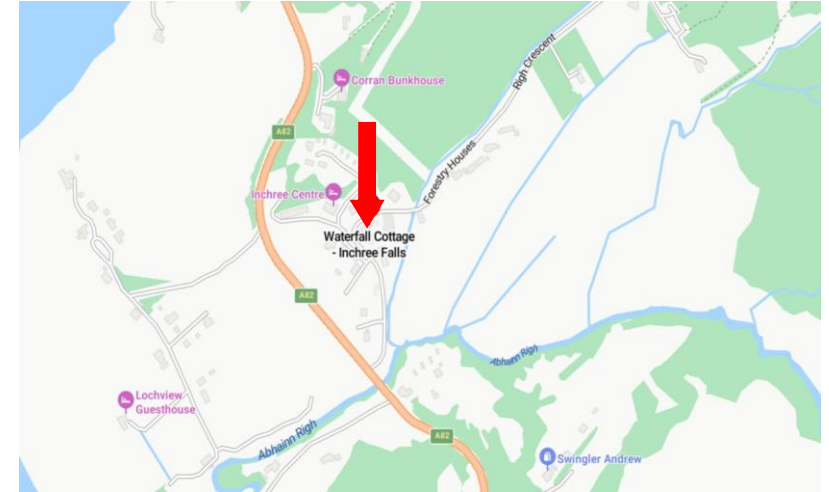
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).



# Fiuran

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