

23 Lorn Drive

Glencoe, PH49 4HR

Guide Price £215,000

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PROPERTY

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23 Lorn Drive is a lovely semi-detached House with wonderful views of Loch Leven to the rear and mountains to the front. Located in much sought after and picturesque village of Glencoe. Set in generous beautifully well-maintained garden grounds, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Very attractive semi-detached House
- Unrestricted loch and mountain views
- In the heart of the charming village of Glencoe
- Within walking distance of local amenities
- Porch, Hallway, open-plan Lounge/Diner
- Kitchen, Bathroom, Office, Conservatory
- Landing, 2 double Bedroom and Loft
- Double glazed windows
- Oil fired central heating
- Timber raised decking to rear
- Sizable private enclosed garden
- Timber shed & poly tunnel
- Driveway with parking to the rear
- Wonderful family home
- Superb holiday home
- Ideal buy-to-let investment



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The ground floor accommodation comprises the entrance Porch, Hallway with stairs rising to the first floor, open-plan Lounge/Diner, Kitchen, Bathroom, Office and Conservatory.

The first-floor accommodation offers the Upper Landing and 2 double Bedrooms.

23 Lorn Drive is in very good order throughout and benefits from being fully double glazed with 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 from Lorn Drive and entrance into the Porch or at the rear via the gravelled driveway via the raised decking area into the Kitchen.

ENTRANCE PORCH 1.1m x 0.5m

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

HALLWAY 3.4m x 1.9m (max)

With carpeted stairs rising to the first floor, understairs storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen, Bathroom and Office.

LOUNGE/DINER 5.9m x 3.4m (max)

Bright family room with window to the front elevation, attractive wooden fire surround with traditional open fire behind currently covered with a feature electric fire set on a slate hearth, 2 radiators, laminate flooring, patio doors leading out onto the raised decking area taking full advantage of the loch & mountain views and semi open-plan to the Kitchen.

KITCHEN 4m x 2.2m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, electric hob with stainless steel extractor hood over, stainless steel sink & drainer, tiled splashbacks, plumbing for washing machine, space for freestanding fridge/freezer, breakfast bar, radiator, window to the rear elevation with superb loch & mountain views, tiled flooring, door leading to the Hallway and external door leading out onto the raised decking area.



BATHROOM 2.9m x 1.7m (max)

With white suite comprising of bath with electric shower over, WC & wash basin, radiator, dual aspect frosted windows to the side & rear elevations and laminate flooring.

OFFICE 2.7m x 2.3m

With window to the front elevation, radiator, laminate flooring and door leading to the Conservatory.

CONSERVATORY 2.8m x 2.6m

With wrap round windows taking advantage of the views of the large selection of plants, trees, shrubs & bushes planted in the well-manicured garden, wooden flooring and French doors leading out via steps to the side garden.

UPPER LANDING

With Velux window to the rear elevation, fitted carpet and doors leading to both Bedrooms.

BEDROOM ONE 4.5m x 3.4m (max)

With window to the front elevation, large built-in cupboard (with potential to create an En Suite Shower Room, subject to relevant planning consents), radiator and fitted carpet.

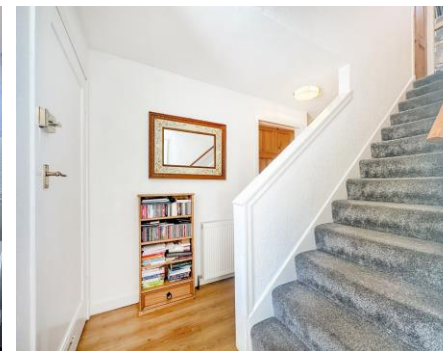
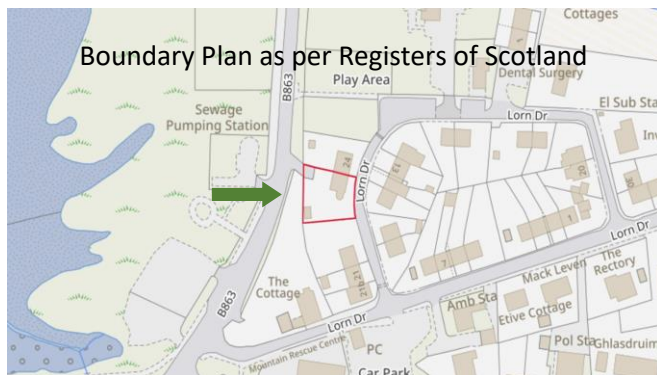
BEDROOM TWO 3.9m x 3.4m

With window to the side elevation, built-in cupboard, radiator and fitted carpet.



GARDEN

The beautifully well-maintained sizeable garden surrounds the property and offers fantastic loch & mountain views. The garden is bounded by a mixture of timber & wire fencing & hedging plants, laid partly with grass, paving slabs and gravel. The garden is planted with an array of mature trees, bushes and shrubs & seasonal planting (plants planted into the ground will remain with the sale, however, plants in pots will be removed by the sellers prior to sale). The raised decking area to the rear of the property offers spectacular views over Loch Leven and down towards the Ballachulish bridge, there is ample space within the garden for garden furniture, the perfect place to sit, relax, dine alfresco and for enjoying the delightful views. There is a timber shed and poly tunnel in the rear garden. The gravelled driveway to the rear of the property provides private off-street parking, further parking can be located in Lorn Drive.



23 Lorn Drive, 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 C **EPC Rating:** E54

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, 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 junction turn left and continue on B863 (sign posted for Invercoe & Kinlochleven) for approx. 25meters. Number 23 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).

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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Views over Loch Leven
& surrounding countryside

