



Creag Dhu Cottage

Onich, Fort William, PH33 6RY

Guide Price £150,000

Fiuran
PROPERTY

Creag Dhu Cottage

Onich, Fort William, PH33 6RY

Creag Dhu Cottage is a detached Cottage with 2 Bedrooms. Located in an elevated position with views over Loch Linnhe & beyond. Although the property is in need of upgrading, it would make a wonderful family home or an ideal buy-to-let investment, once upgrades have been completed.

Special attention is drawn to the following:-

Key Features

- Detached 2 bedroom Cottage
- Views over Loch Linnhe & beyond
- Very desirable picturesque location
- Open-plan Lounge/Diner, Kitchen
- Ground floor Bedroom with En Suite
- Upper level Bedroom with En Suite
- Mature garden surrounding the property
- Private driveway with ample parking
- Timber Cabin with power & lighting
- ideal family home (once renovated)
- Perfect buy-to-let investment
- No onward chain
- Vacant possession



Creag Dhu Cottage is a detached Cottage with 2 Bedrooms. Located in an elevated position with views over Loch Linnhe & beyond. Although the property is in need of upgrading, it would make a wonderful family home or an ideal buy-to-let investment, once upgrades have been completed.

The Ground Floor accommodation comprises of the open-plan Lounge/Diner with stairs rising to the first floor, Kitchen and Bedroom with En Suite Bathroom.

The First Floor accommodation offers a sizeable Bedroom with En Suite Shower Room.

Externally, the well-established mature garden has lovely loch & mountain views. The garden surrounds the property and is laid mainly with grass, planted with mature trees, shrubs & bushes. The garden houses a timber shed, a metal shed and log store. There is also an attractive detached log cabin in the front garden. The driveway to the side of the property provides private parking for multiple vehicles.

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

APPROACH

Via the driveway at the side of the property and entrance into the Lounge/Diner.

LOUNGE/DINER 6.9m x 4.6m

Bright & spacious room with 2 windows to the front elevation and further window to the side, stairs rising to the first floor, the flooring is laid partly with laminate and partly with carpet and doors to the Kitchen and ground floor Bedroom.

KITCHEN 3m x 2.7m

Fitted with base & wall mounted units with work surfaces over, stainless steel sink & drainer, electric oven, LPG hob, dual aspect windows to the rear & side elevations, and vinyl flooring.

BEDROOM ONE 3.6m x 3.3m (max)

With window to the side elevation, built-in storage cupboard, fitted carpet and door leading to the WC and Bathroom.



WC 1.3m x 0.8m

With white WC & wash basin and laminate flooring.

BATHROOM 3.2m x 2.3m (max)

With white suite comprising bath, shower cubicle with electric shower, wash basin set in a vanity unit, WC, wall mounted mirror, heated towel rail and laminate flooring.

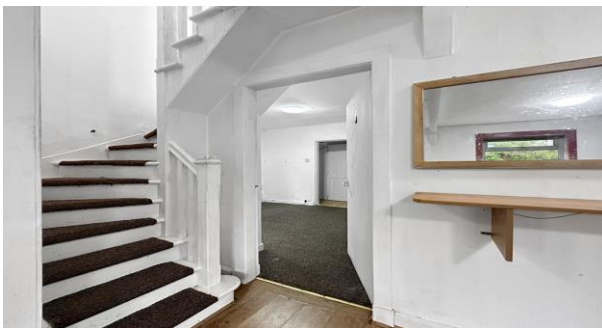
UPPER LEVEL

BEDROOM TWO 4.8m x 4.2m (max)

With Velux window to the front, further window to the side elevation, eaves storage, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2m x 1.4m

With white suite comprising shower cubicle with electric shower, wash basin, WC, Velux window to the side elevation and vinyl flooring.

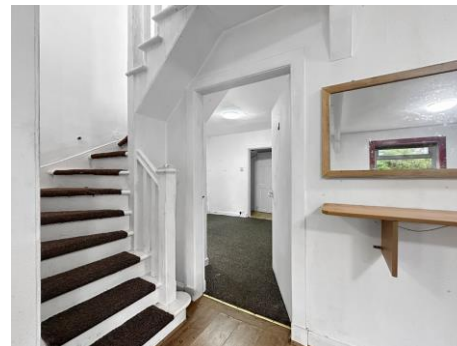
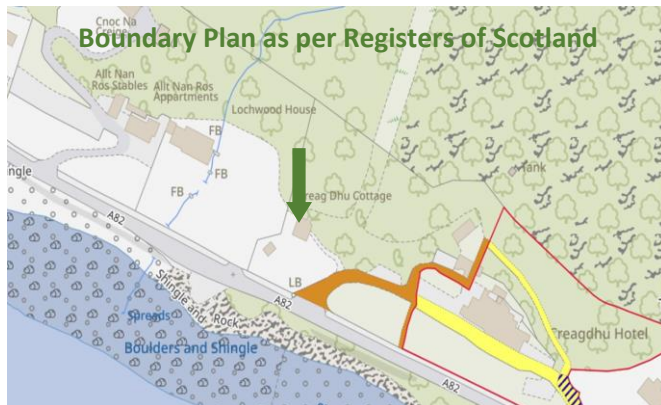


TIMBER CABIN

The self-contained timber cabin is located to the front of the property. The cabin has a open-plan Lounge/Kitchen/Bedroom area with a separate Shower Room and with power and lighting.

LOCATION

The area of Onich 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. Nearby Onich offers a well-attended village hall, shop, hotels, pubs, and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.



Creag Dhu Lodge, Onich



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

GENERAL INFORMATION

Services: Private water.
Mains electricity & drainage.

Council Tax: Band TBC **EPC Rating:** G13

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, passing The Corran Ferry on the right, then the Onich Hotel also on the right, and the Onich Village Hall on the left. Creag Dhu Cottage is on the left 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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

