



1-3 Hillside Cottages

Kentallen, Appin, PA38 4BY

Guide Price £245,000

Fiuran
PROPERTY

1-3 Hillside Cottages

Kentallen, Appin, PA38 4BY

1-3 Hillside Cottages is a charming semi-detached Cottage. Set in beautifully maintained garden grounds extending to approximately 0.43 acres and located in the much sought after rural hamlet of Kentallen. With wonderful views over Loch Linnhe & surrounding countryside, it would make a wonderful family home, idyllic holiday home, or an ideal buy-to-let Investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom semi-detached Cottage
- Elevated views over Loch Linnhe & beyond
- Porch, Lounge/Diner, Kitchen/Diner, Hallway
- Bedroom, Bathroom, 2nd Bedroom, WC
- Shower Room, Sitting Room and Utility Room
- uPVC windows and external doors
- Extensive mature gardens approximately 0.43 acres
- Timber garage/workshop with power & lighting
- 2 polytunnels & wood shed
- Gravelled driveway with ample parking
- Lovely family home



1-3 Hillside Cottages is a charming semi-detached Cottage. Set in beautifully maintained garden grounds extending to approximately 0.43 acres, and located in the much sought after rural hamlet of Kentallen. With wonderful views over Loch Linnhe & surrounding countryside, it would make a wonderful family home, idyllic holiday home, or an ideal buy-to-let Investment.

The accommodation comprises of the entrance Porch, spacious Lounge/Diner with multi fuel stove and French doors leading out onto a raised decking area, Kitchen/Diner with Rayburn, Hall, double Bedroom, Bathroom, 2nd Double Bedroom, Sitting Room, WC, Shower Room and Utility Room.

In addition to its picturesque location, 1-3 Hillside Cottage benefits from uPVC double glazing & solid fuel central heating & electric panel heaters. Externally, there is a sizable well-maintained mature garden with garage/workshop with store to the side, 2 polytunnels & wood shed. The gravelled driveway provides ample private parking.

Kentallen is a small rural village situated centrally between Fort William and Oban. There are a range of facilities in nearby Duror including a village primary school, a children's play park, and a well-used community village hall. The secondary schooling is available in the nearby village of Kinlochleven which is accessed by a school bus. The villages of Ballachulish and Glencoe offer a larger range of facilities to include a nursery & primary schools, supermarket, post office, fish & chip shop, patisserie, restaurants, bars, doctors, dentist, filling station to mention a few. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas.

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

APPROACH

Via the sweeping gravelled driveway and entry at the front into the Porch.

PORCH 2m x 1m

With external door to the side elevation, window to the opposite side elevation, carpet tiles and door leading to the Lounge/Diner.

LOUNGE/DINER 7.5m x 4.7m

With 2 windows to the front elevation, 2 windows to the rear elevation, 2 further windows to the side elevation, multi fuel stove set in an attractive surround and tiled hearth, space for dining furniture, 2 radiators, carpet tiles, door leading to the Kitchen/Diner and external French doors leading out on to the raised decking area with views over the garden, Loch Linnhe and beyond.

KITCHEN/DINER 4.7m x 4m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, solid fuel Rayburn, electric cooker with LPG hob, space for freestanding fridge/freezer, space for dining furniture, dual aspect windows to the front & rear elevations, laminate flooring, door leading to the Hallway and external door leading out to the front garden.

HALLWAY 4.5m x 1m

With window to the rear elevation, radiator, fitted carpet and doors leading to Bedroom One, Bathroom and Bedroom Two.



BEDROOM ONE 3.8m x 3.2m

With window to the front elevation, built-in wardrobes, radiator and wooden flooring.

BATHROOM 3.6m x 1.8m (max)

Fitted with a white suite comprising bath with electric shower over, wash basin, WC, wall mounted mirror, heated towel rail, window to the front elevation and vinyl flooring.

BEDROOM TWO 3.8m x 2.8m

With 2 windows to the rear elevation, panel heater, hatch access to the Loft, fitted carpet and door leading to the Sitting Room.

SITTING ROOM 4.7m x 2.7m

With multi fuel stove, panel heater, 2 panel heaters window to the rear elevation, doors leading to the WC, Shower Room & Utility Room and French doors leading out to the rear garden onto a paved patio area.

SHOWER ROOM 2.7m x 1.4m (max)

Fitted with a white suite comprising large walk-in shower cubicle with electric shower, wash basin set in a vanity unit, wall mounted mirror, heated towel rail, partly tiled walls, window to the side elevation and vinyl flooring.

WC 2.2m x 0.9m

Fitted with a white suite comprising wash basin, WC, heated towel rail, window to the side elevation and vinyl flooring.

UTILITY ROOM 4.9m x 2.9m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, panel heater, 4 windows to the front elevation, partly tiled walls, carpet tiled flooring and external door leading out to the front garden.



GARDEN

With well-maintained generous sized garden extending to approximately 0.43 acres. The front garden is planted with mature trees, bushes & shrubs and houses 2 polytunnels and a timber wood store. The side garden has an attractive decking area with leads out from the Lounge via French doors, this is the perfect place for garden furniture and for dining alfresco and for taking in the water & mountain views. There is a garage/workshop with a side store. The rear garden is on 2 levels, the lower level is laid with grass and has several raised beds ideal for growing vegetables & flowers. The upper level is also laid with grass and is planted with a variety of mature fruit trees, with a raised timber decking area, the perfect place for bench seating and offering panoramic views over Loch Linnhe & beyond.

GARAGE/WORKSHOP 5.7m x 4.5m

Detached timber garage/workshop with power, lighting double doors to the front elevation, dual aspect windows to the side & rear elevations and concrete flooring. There is a further timber store to the side of the garage.





1-3 Hillside Cottages, Kentallen



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 to private septic tank.

Council Tax: Band C **EPC Rating:** G15

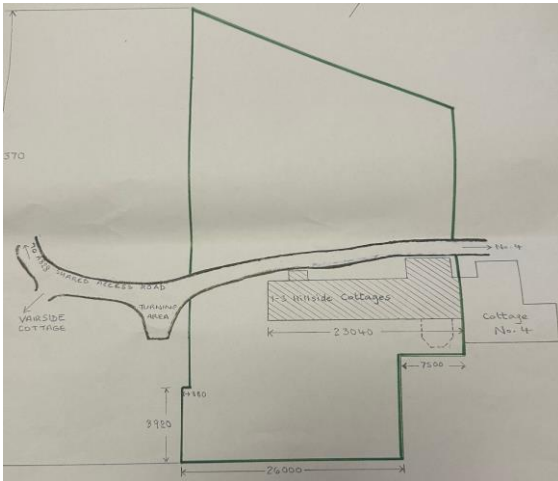
Local Authority: Highland Council

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 on this road for 2.3 miles. At White Row Cottages turn left and then right up the hill. At the top of the hill bear left. 1-3 Hillside Cottages is directly ahead and parking is located in the driveway next to the garage.

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

