

TIGH ARD, 7 BLAICH, FORT WILLIAM



PRICE GUIDE: £235,000



KEY FEATURES:

Detached 3 bedroom cottage set in a desirable semi-rural location of Blaich, Fort William

Surrounded by Croftland, enjoying views towards Loch Eil and the surrounding hillside

Well presented and in good decorative order through-out

Lounge with feature wood burning stove

French Doors leading to a Conservatory and Sun Decking

Double Glazing / LPG Heating System / Excellent local Satellite Broadband

Energy Performance Rating F-21 / Good size garden / Off Road Parking

LOCATION/AMENITIES:

Blaich is a small crofting community situated on the shores of Loch Eil, a sea Loch that opens into Loch Linnhe. The area is surrounded by beautiful Highland scenery with numerous hillside footpaths and mountain walks to include the Corbett "Stob Coire a'Chearcaill" right on the door step.

Blaich would generally be serviced by the town of Fort William, approximately 19 miles away. Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre, bus station and railway station with links to Mallaig, Inverness, Glasgow and Edinburgh as well as the over-night sleeper to London. In addition, the nearby hamlet of Camusnagaul is approximately 4 miles from Blaich and offers a regular passenger ferry to Fort William and a reliable, daily bus service.

DIRECTIONS: TIGH ARD, 7 BLAICH, FORT WILLIAM, PH33 7AN

On leaving Fort William travel North along the A82. At the Ben Nevis Distillery/BP Filling Station turn left on to the A830 for approximately 11 miles. Turn left onto the A861 Strontian Road and Blaich is located approximately 6 miles along the A861. On reaching Blaich, continue passed the traditional crofting cottage for about 1/4 mile and Tigh Ard is located on the right immediately after a large layby, signposted 7 Blaich. Proceed over the cattle grid and continue straight ahead, Tigh Ard is the last property on the left.



DESCRIPTION:

This delightful, detached cottage was originally built around 1910 with the Conservatory being added around 2006 spans approximately 105 sqm and occupies an elevated position above the shores of Loch Eil. The cottage has been tastefully decorated with predominantly neutral colours and is in immaculate decorative order. There are lovely panoramic views, an abundance of croftland, wildlife and mountain scenery all to be enjoyed from the property.

In addition to its idyllic surroundings the cottage further benefits from new co-ordinated vinyl flooring to the Utility, Hallway and Kitchen area. Double glazing, LPG Heating supplemented by a feature Wood-Burning Stove to the Lounge. A fabulous Conservatory with dual windows and doors one of which leads directly onto a decking area, a perfect spot to relax and take in the views. The current owners have affordable and superfast broadband supplied by Locheilnet a local supplier who provides an excellent service which enables our client to successfully work from home.

This is a beautiful family home that has the versatility to work as a holiday let and family retreat.



Entrance Hallway

Utility: 1.61 x 1.56 (about 5'3" x 5'1")

Pine effect base units and sink with granite effect work top. Tiled splashback, plumbing for washing machine, shelving, extractor fan and access to loft.

Fitted Kitchen-Diner: 5.45 x 2.91 (about 17'10" x 9'6") (overall size)

Front facing enjoying lovely views towards Loch Eil and the surrounding hillside. Fitted kitchen with a variety of wall, drawer and base units to include a glass fronted display unit. Modern tiling above work surface area. Recessed shelving to dining area. Enjoying lovely views towards Loch Eil and the surrounding hillside.



Inner Hallway:

Large under stairs storage cupboard and built-in cupboard housing boiler.

Ground Floor Bedroom: 3.75 x 2.22 (12'3" x 7'3")

Currently set up as an office. Built-in cupboard, recessed shelving and carpet flooring.

Bathroom: 2.73 x 1.70 (8'11" x 5'06")

Comprises: WC and wash hand basin, bath with shower and side screen over. Walls are a combination of tiled and painted wood panelling. Large vanity cupboard, radiator and laminate flooring.



Lounge 4.3 x 4.0 (13'2" x 13'01")

Feature wood burning stove set on slate hearth with solid oak mantle. French doors to conservatory. Carpet flooring.

Conservatory 4.04 x 2.80 (13'2" x 9'02")

PVC-u glazed conservatory on low level dwarf wall. Laminate flooring. Access door to garden and decking.

First Floor:

Landing with useable space comprising built in cupboards.

Bedroom: 3.81 x 3.51 (12'05" x 11'6")

Spacious double room enjoying fabulous views. Carpet flooring.

Bedroom: 4.01 x 3.49 (13'01" x 11'05")

Another spacious double room enjoying fabulous views. Carpet flooring. Cupboard with hanging rail and shelving - houses the water tank.



EXTERNALLY:

A long tarmacked drive leads up to the property passing 2 other properties on route. On approach there is gated access which lead to a gravelled driveway providing parking. The boundary to the front is hedge with an area of grass, a variety of small shrubs and plants. There is a small garden shed, a large Polytunnel which is available by separate negotiation and an outside tap. The large garden to the rear is enclosed and predominantly grassed with a variety of mature and fruit trees. The elevated decking is situated adjacent to the conservatory at the rear of the property.



McIntyre & Company,

38 High Street, Fort William,

PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany