

16 ACHAPHUBUIL, BY FORT WILLIAM



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E-47

50% SHARE,

PRICE GUIDE: £70,000



MCINTYRE & COMPANY
Solicitors & Estate Agents

KEY FEATURES:

Spacious Two bedroom, semi detached house

Set in a desirable, semi-rural location of Achaphubuil, near Fort William

Outstanding opportunity to purchase on a shared equity basis (50% share)

Enjoying fabulous views towards Loch Eil and the surrounding hillside

Recently painted through-out

Energy Performance Rating E-47

Front and Rear Garden

LOCATION/AMENITIES:

Achaphubuil 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.

Achaphubuil would generally be serviced by the town of Fort William, approximately 20 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 3 miles from Achaphubuil and offers a regular passenger ferry to Fort William and a reliable, daily bus service.

DIRECTIONS: 16 ACHAPHUBUIL, BY FORT WILLIAM , PH33 7AL

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 Achaphubuil is located approximately 8 miles along the A861. On reaching Achaphubuil number 16 is the second property on the right .



DESCRIPTION:

This spacious 2 bedroom, semi detached house was built around 1980, spans approximately 72sq m and occupies a fabulous spot along the shores of Loch Eil.

In addition to its idyllic surroundings the house further benefits from modern double glazing, recently painted throughout, a spacious fitted kitchen and heating is provided by the open fire together with a back boiler supplying radiators throughout. Hot water is supplied by the open fire back boiler supplemented by an electrical immersion heater.

This is an outstanding opportunity to purchase on a shared equity basis a 50% share in this charming, semi-detached property which forms an ideal first-time buyers home. The prospective buyer would be subject to the purchaser meeting the Housing Association shared equity criteria. In the first instance you should contact Lochaber Housing Association on Tel 01397 702530 to ensure that you do qualify under the schemes terms and conditions, prior to arranging a viewing.

Accommodation Comprises: Entrance Hall, Bathroom, Lounge-Diner, Kitchen, Box Room and Two Double Bedrooms.

Entrance Hallway: 2.20m x 1.81m (7'02" x 5'11") (longest x widest)

"L" shaped hallway with storage cupboard.

LOUNGE: 5.66m x 3.03m (18'06" x 9'11") (longest x widest)

Front facing with dual windows providing fabulous views over Loch Eil and the surrounding hillside. There is an open fireplace with tiled mantel and hearth.



KITCHEN: 3.75m x 3.08m (12'03" x 10'01") (longest x widest)

Spacious fitted kitchen with a variety of wall, drawer and base units to include a larder style cupboard with shelving. Back door providing access to the back garden.



BATHROOM: 1.94m x 1.77m (6'04" x 5'09") (longest x widest)

Comprises: Bath, W.C and Wash Hand Basin and Bath. Partial wet wall around the bath, W.C & W.H.B. Extractor fan

FIRST FLOOR: Provides access to the loft.

BOX ROOM: 2.04m x 1.42m (6'08" x 4'07")

With shelving, storage and houses the water tank.

BEDROOM 1: 3.88m x 3.10m (12'08" x 10'02") (at widest point)

Front facing double room enjoying fabulous views over Loch Eil. Back to board flooring.



BEDROOM 2: 5.09 x 2.77 (16'08" x 9'01")

Another double room enjoying fabulous views. Back to board flooring. Cupboard with shelving.



EXTERNALLY:

The front has gated access with an undercover veranda style entrance. The front garden is predominantly grass with a post and wire boundary fence. A small variety of shrubs and bushes. A path leads to the side and to the back of the property where the back garden is over grown and does require some attention.

Loch Eil, Achaphubil



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