

7, Old Ground, Invergarry.

mcintyre & co
Solicitors & Estate Agents



A charming semi-detached cottage situated in village location.

Surrounded by beautiful woodland scenery along the Great Glen Way.

Set in substantial garden grounds that has excellent development potential.

Two bedrooms/Electric heating / Double glazed windows

Timber garage and timber shed.

Development potential to extend the internal floor print with relevant permissions.

Large garden to side and rear with off road parking for several vehicles.

Modernization is required and that reflects the home report valuation.

EPR E:39 / Council Tax Band B / Tenure is Freehold

Interlinked fire detectors



GUIDE PRICE

£155,000

DESCRIPTION

McIntyre & Company are delighted to bring 7 Old Ground to the market. This charming cottage was originally build around 1902 and spans approximately 52sq m and has remained in ownership of the same family for many years. Built primarily of stone construction this cosy end-terrace cottage sits in an elevated position above the small village of Invergarry enjoying substantial grounds surrounded by beautiful woodland scenery. It should be noted that the garden immediately in-front of No 7 forms the neighbouring garden whereas grounds for No 7 are offset to the side and rear of the cottage.

There are 2 bedrooms to the front elevation that have an attractive outlook, the property has double glazed windows and has electric heating. The upper level was used latterly as loft space however, subject to gaining the relevant permissions holds the potential for conversion adding to the overall floor print of the cottage.

Modernisation of the cottage would be beneficial however, it should be noted that the work required has been reflected in the independent home report valuation. Due to layout of the grounds with the relevant permission there is significant development potential.

All services/appliances have not and will not be tested and the property will be sold as seen. There is no chain, therefore an early date of entry is available.

Accommodation Comprises Entrance Hall, Utility, Kitchen, Sitting Room, Bathroom, Two Bedrooms and a Lean-to Porch.

DIRECTIONS 7, Old Ground, Invergarry, PH35 4HH

From Fort William take the A82 northbound heading towards Inverness for approx. 24 miles until reaching signs for the A87, Kyle of Lochalsh. Turn left onto the A87, continue past the hotel, primary school and the post office hut (on the left). The access drive to No 7 is the stone chip driveway on the right, just past and opposite the post office. Although not visible from the road there is plenty of off road parking.

LOCATION

Invergarry is a picturesque village in the Highlands, surrounded by woodlands and lochs. It is here that the River Garry descends into Loch Oich. Situated between Fort William and Inverness, Invergarry offers a range of facilities including a local shop, post office, a primary school, village hall, hotels and restaurants. The area is primarily served by amenities in Fort William or Inverness. A bus service operates from Invergarry to the Isle of Skye, Inverness, and Fort William.

Inverness is the Capital of the Highlands and is approx. 40 miles north along Loch Ness and Fort William is approx. 25 miles south.

Fort William is known as the 'Outdoor Capital of the UK' and offers a range of outdoor activities that include, hill & forest walks, water sports, mountain biking and golf. Fort William has developed an enviable reputation for its outdoor pursuits and has a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London. The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

There is access onto the footpath of the Great Glen Way immediately opposite the cottage. The Great Glen and Glen Spean provide a huge choice of local outdoor activities and you can hire a boat along the world famous Caledonian Canal. The Caledonian Canal provides an inland waterway for cruising and water sports along Loch Oich, Loch Lochy, Loch Ness and Loch Dochfour, all within easy reach.

HALLWAY

Storage cupboard with shelving. Carpet flooring.

UTILITY ROOM 2.42m x 2.34m

Rear facing with a variety of wall, drawer and base units. Carpet flooring and partially tiled walls.

KITCHEN 3.02m x 2.2m

Fully tiled, fitted kitchen with a variety of wall, drawer and base units. Carpet flooring and door leading to the rear porch.



SITTING ROOM 4.19m x 3.37m

Front elevation with a traditional fireplace that has not been closed off but has not been used in recent years. Built in display cabinet with shelving and storage below. Carpet flooring.

Access to roof space. A good size loft with drop down ladder. Subject to gaining the relevant permissions holds the potential for conversion adding to the overall floor print of the cottage. Historically, this upper level formed two (non complainant) bedrooms.

LEAN-TO PORCH 2.48m x 2.34m

Polycarbonate roof, concrete floor and power. Access to garden.



BEDROOM 4.31m x 3.02m

Bright and spacious, two windows to the front elevation providing attractive outlook. Carpet flooring.

BEDROOM 4.19m x 1.88m

Built in cupboard with hanging rail. Carpet flooring.

BATHROOM 2.40m x 1.78m

Bath with shower and side screen over, wash basin with vanity cupboard below, WC and vinyl flooring.



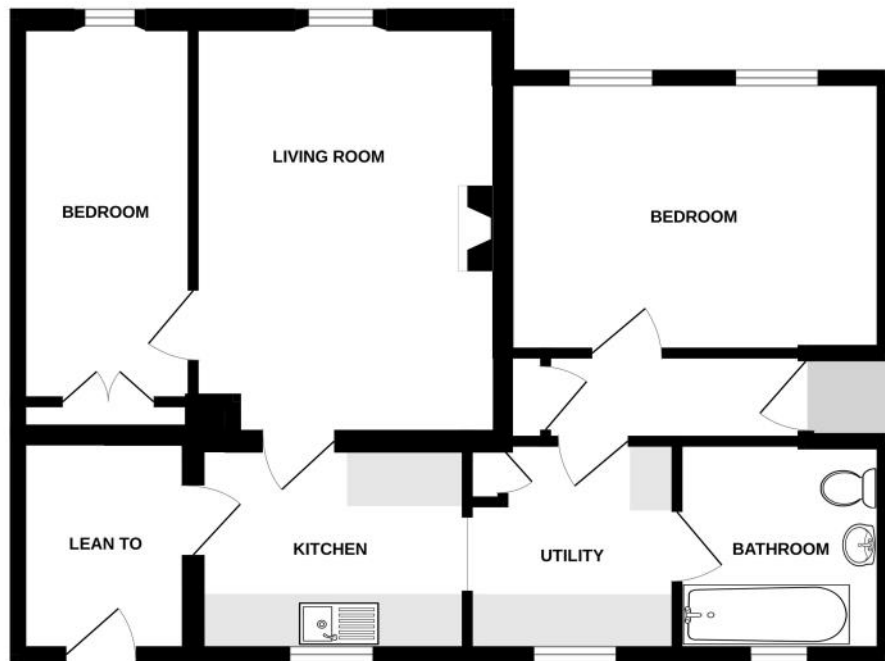
EXTERNALLY

An elevated position above the village with an attractive outlook and substantial garden grounds. A long stone chip driveway provides access to the cottage where there is significant parking. The driveway bears right towards the cottage and leads further up the track to the rear garden.

The ground to the side is well-maintained and predominantly grass with a small variety of shrubs and trees. This is a significant area of land that has excellent development potential.

There are views to be enjoyed from the rear, an ideal spot to sit and take in the countryside views. The elevation and surroundings provide privacy and protection from the bustle of the A82.

There is a old timber garage and timber shed in the rear garden with private parking for several vehicles.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

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