



TIRANUI | LOCH LEVEN | NORTH BALLACHULISH | BY FORT WILLIAM | PH33 6SA

OFFERS OVER: £425,000

Peacefully situated by the shores of Loch Leven, the sale of Tiranui offers a desirable detached dwellinghouse, set in generous garden grounds, complete with detached timber chalet, large timber garage/workshop, ample private parking and outstanding, panoramic mountain and loch views. Upgraded and modernised in recent times, this impressive home is in excellent order, beautifully presented and benefits from double glazing and newly installed efficient electric heating. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property boasts internal oak doors, a dual aspect dining lounge with multi-fuel stove, a quality fitted kitchen with solid oak work surfaces and integral Bosch appliances, a useful separate utility room, four double bedrooms (one with en-suite bathroom), a shower room and cloakroom. The private grounds, equating to around 0.8 acres, further complement the property, are well maintained and include the detached timber chalet, Tiranui Lodge, which was previously ran as a successful self-catering business. Tiranui would be ideally suited as a fantastic family home as currently used, as an idyllic holiday retreat or as an investment opportunity in a very buoyant holiday or longer term rental market. *Please note - the majority of the contents plus free-standing white goods may be available, subject to separate negotiation.*

Peacefully situated on the shores of Loch Leven, the properties are ideally placed to enjoy all leisure activities on offer. The village of Kinlochleven, 5 miles distant, is set at the head of Loch Leven, some 7 miles from Glencoe and 21 miles from Fort William, and offers a range of amenities including a primary/secondary school, post office, hotels, shops, and doctor's surgery.

- Desirable Detached Dwellinghouse
- Stunning Semi-Rural Location with Panoramic Loch Views
- In Excellent Order & Beautifully Presented
- Dining Lounge with Stove
- Modern Kitchen with Quality Appliances & Utility Room
- 4 Double Bedrooms (Principal with En-Suite Bathroom)
- Shower Room & Cloakroom
- Double Glazing & Modern Electric Heating
- Generous Garden Grounds of around 0.8 Acres
- Large Detached Timber Garage/Workshop
- Private Parking & Detached Timber Chalet
- EPC Rating: E 43



MacPhee & Partners

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Accommodation Dimensions

Entrance Hallway 4.6m x 4.3m

L-shaped, with stairs to upper level. Glazed entrance door, with glazed side panel. Two built-in cupboards, one housing hot water tank, and built-in understair cupboard. Doors to dining lounge, kitchen, utility room, bedrooms and cloakroom.

Dining Lounge 7.3m x 4.0m

With bay windows to loch views and double window to rear. Barbas multi-fuel stove set in feature fireplace.

Kitchen 3.0m x 2.4m

With window to loch views. Fitted with modern shaker-style, grey coloured kitchen units, offset with solid oak work surfaces. Integral Bosch appliances comprising double oven, microwave combination oven, induction hob and dishwasher. Extractor hood. Grey coloured sink unit. Wet-walling and glass splashbacks.

Utility Room 3.5m x 2.0m

L-shaped, with window and half glazed door to rear. Fitted with modern shaker-style, grey coloured kitchen units, offset with solid oak work surfaces. Plumbing for washing machine. Wet-walling splashback.

Principal Bedroom 4.0m x 3.0m

With double window to loch views. Two built-in wardrobes. Door to en-suite bathroom.

En-Suite Bathroom 2.8m x 1.7m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin and bath with Mira shower over. Half tiled walling and splashback. Heated towel rail.

Bedroom (used as a Study) 3.7m x 3.3m

With windows to side and rear. Hatch to loft.

Cloakroom 1.7m x 1.6m

With frosted window to side. Fitted with white suite of WC and wash hand basin. Wet-walling splashback.

Upper Level

Landing 2.6m x 2.3m

U-shaped, with hatch to loft. Doors to bedrooms and shower room.

Bedroom 4.6m x 3.8m

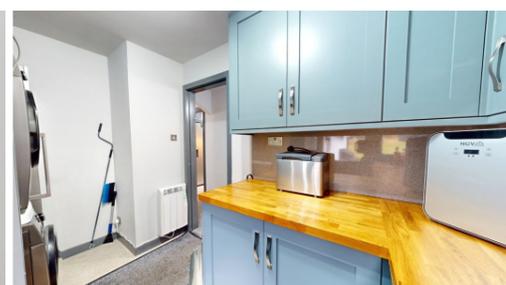
Slightly L-shaped, with two windows to side and Velux window to front.

Shower Room 2.8m x 1.4m

With Velux window to front. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle, with Mira shower. Half tiled walling. Heated towel rail.

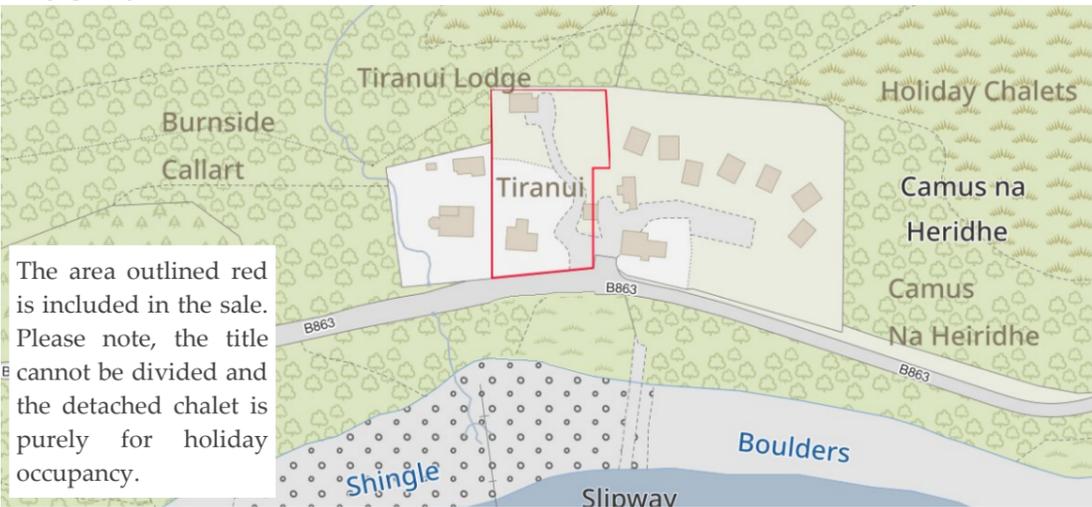
Bedroom (used as a Dressing Room) 4.4m x 3.6m

L-shaped, with two windows to side and Velux window to front.





Title Plan



The area outlined red is included in the sale. Please note, the title cannot be divided and the detached chalet is purely for holiday occupancy.

Garden

The property enjoys private garden grounds, equating to around 0.8 acres and is approached by a private gravelled driveway, providing ample parking. The remainder of ground is laid to a mixture of lawn and natural grassed areas, offset with mature shrubs and bushes. A large detached timber garage/workshop and a detached timber chalet, Tiranui Lodge, sited to the rear of the title, are included in the sale. Please note the title cannot be divided and the chalet is purely for holiday occupancy.

Travel Directions

Travel south on the A82 from Fort William for 12 miles to North Ballachulish. Turn left where on to the B863 road, signposted Kinlochleven, for 4.5 miles. The property is located on the left hand side, well signposted.

Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.