



NEW LODGE & LAND | GLENCOE | PH49 4HT

PRICE GUIDE: £250,000

Occupying a prime position, quietly located in the popular and most desirable village of Glencoe, New Lodge forms a detached Dorran bungalow, plus attractive land of around 16 acres. Offering deceptively spacious accommodation, conveniently arranged over one level, the property does require renovation, however following works would provide a bright family home, idyllic holiday retreat or investment opportunity in an extremely buoyant holiday rental market. The accommodation comprises a spacious, semi open-plan dining lounge with kitchen/diner, 4 bedrooms and a bathroom. In addition to the property, the sale also includes a detached workshop in the immediate garden grounds, whilst the land comprises heritage woodland.

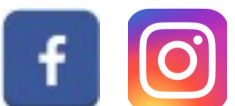
Located within historic Glencoe, this thriving village is nestled below towering mountain, The Pap of Glencoe. Offering a good choice of accommodation, including a local hotel, Folk Museum with traditional thatched roof, church, popular cafe, filling station with well-stocked shop, gallery, police station, dental surgery, convenience store and primary school, with a secondary school in nearby Kinlochleven and further amenities in neighbouring Ballachulish, the property is well placed to take advantage of the many leisure and pleasure activities which the area has to offer. The principal town of Fort William, some 16 miles distant, offers a wider range of services and facilities. The area is recognised as the 'Outdoor Capital of the UK' and benefits from year round visitors taking advantage of the excellent outdoor pursuits available throughout the year including water sports, walking, sailing, fishing, mountaineering, ski-ing, golf and sight seeing to name but a few.

- Detached Dorran Bungalow
- Desirable Village Location with Mountain Views
- Lounge & Dining Area with Open Fire
- Kitchen/Diner
- 4 Bedrooms
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Garden Area with Detached Workshop
- 16 Acres of Heritage Woodland
- EPC Rating: E 44

MacPhee & Partners

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Accommodation

Entrance Porch 2.4m x 1.2m

With wooden stable entrance door. Window to side. Tiled laminate flooring. Door to kitchen/diner.

Kitchen/Diner 5.1m x 3.8m

With double window to rear. Fitted with white kitchen units, offset with granite effect work surfaces and island unit. Integral Lamona double oven. Lamona electric hob with stainless steel extractor chimney over. Integral Lamona slimline dishwasher. Integral washing machine. Circular stainless steel sink unit and drainer. Tiled laminate flooring. Open to dining lounge and door to hallway.

Dining Lounge 6.5m x 3.4m

With bay window to front and French doors to side. Open fire with tiled hearth and surround, and wooden overmantle. Parquet flooring. Door to hallway,

Hallway 5.6m x 3.6m

T-shaped, with wooden stable door to front vestibule, and doors to bedrooms and bathrooms.

Front Vestibule 1.3m x 0.8m

With storm doors to front.

Bedroom 2.8m x 2.7m

L-shaped, with double window to rear. Built-in cupboard.

Bathroom 2.7m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and bath with shower attachment. Tiled splashback. Heated towel rail.

Bedroom 3.9m x 2.7m

L-shaped, with double window to rear. Built-in cupboard.

Bedroom 4.5m x 3.0m

L-shaped, with double window to front. Two built-in cupboards.

Bedroom 3.4m x 2.8m

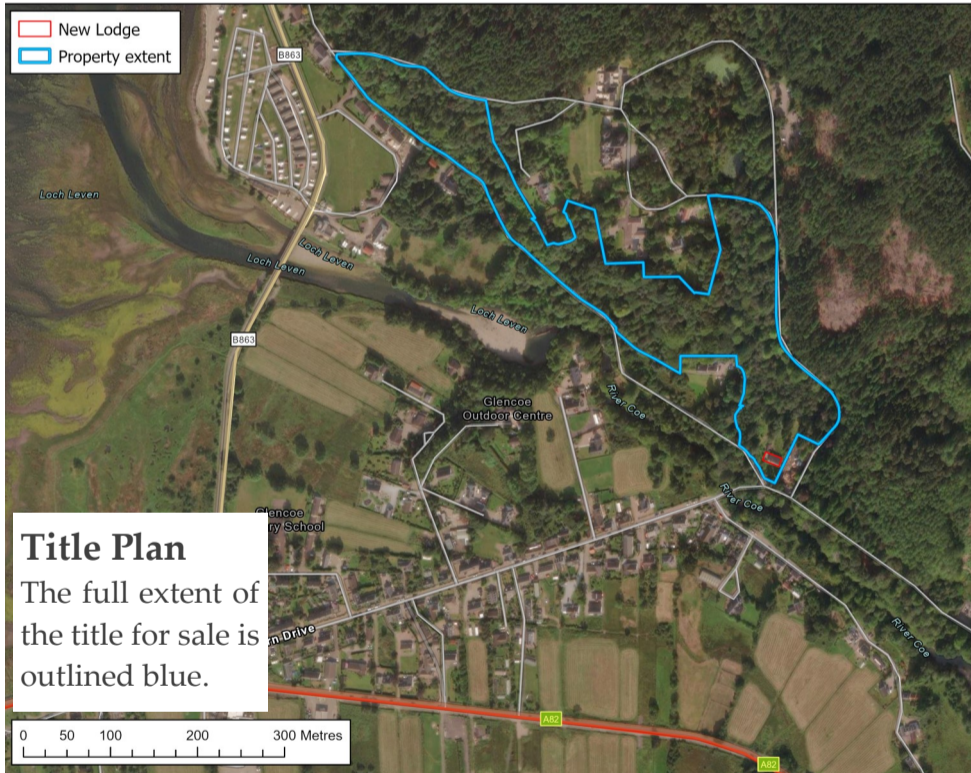
L-shaped, with double window to front. Built-in cupboard.

Garden

The property is approached by a private driveway leading to an ample parking area. Laid in the main to natural lawn, the garden grounds feature mature trees, shrubs and bushes. A raised decked terrace leads to the side entrance porch. A detached workshop is located to the rear of the property. The remaining 16 acres of land feature mature trees and bushes.

Detached Workshop 5.8m x 2.8m

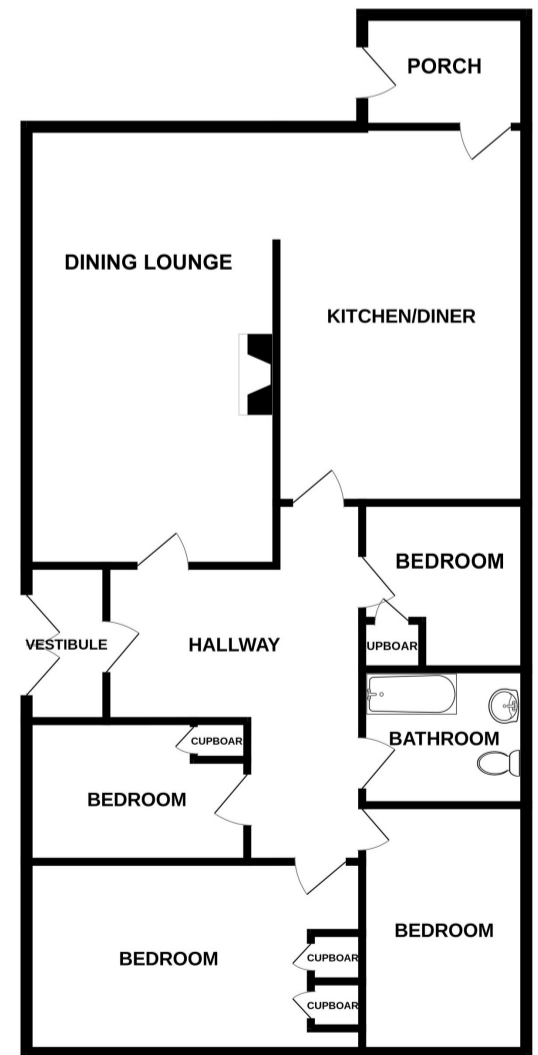
Entrance door, window to rear and power supply.



Travel Directions

Travel south from Fort William on the A82 for around 15 miles to the village of Glencoe. At the signpost for the B863, Kinlochleven and Glencoe Village, turn left then immediately right in to the village. Continue ahead until you cross the stone bridge, then take the immediate first turning on the left through the stone gate pillars, marked Ailort & Fir Cottage. Take the first turning on the right for New Lodge.

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).