



STOCKMAN'S COTTAGE | ACHNABOBANE | SPEAN BRIDGE | PH34 4EX

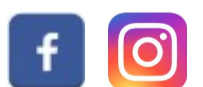
PRICE GUIDE: £265,000

Situated in the desirable area of Achnabobane, the subjects of sale form a charming, semi-detached cottage, with views towards the Grey Corries and Nevis Range of mountains. Stockman's Cottage, which has been totally refurbished in recent months, boasts a spacious open-plan living area with modern fitted kitchen, solid oak worksurfaces and integrated appliances, as well as a feature wood burning stove and French doors, taking in the stunning views. The modern bathroom with marble wet walling, bright entrance porch and hallway, and two neutrally decorated bedrooms, complete Stockman's Cottage. In addition, the property benefits from a generous rear garden. Due to the size and location, the property would be ideally suited as a family home or as an excellent investment opportunity in a very buoyant rental market.

Situated in the desirable residential township of Achnabobane, the property is just 2 miles from Spean Bridge which offers a range of local amenities such as primary school, hotel, shops, restaurants and golf course, with the main town of Fort William some 7 miles distant. The area provides opportunities for access to an abundance of outdoor activities, with Ben Nevis, Aonach Mor and the Caledonian Canal all in close proximity.

- Newly Refurbished Semi-Detached Cottage
- Desirable Location with Mountain Views
- Open-Plan Lounge, Kitchen & Dining Area
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Garden & Private Parking
- EPC Rating: D 60

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Accommodation

Entrance Porch 1.8m x 1.1m

With UPVC entrance door. Window to front mountain views. Built-in cupboard with double doors. Door to hallway.

Entrance Hallway 6.5m x 1.0m

With window to front mountain views. Built-in cupboard with sliding doors. Laminate flooring. Doors to open-plan lounge, kitchen and dining area, bathroom and bedrooms.

Open-Plan Lounge, Kitchen and Dining Area 6.4m x 4.4m

Slightly L-shaped, with window to rear. Fully glazed French doors to front mountain views. Door with half glazed panel to rear. Fitted with new, modern gloss grey kitchen units and island, offset with oak work surfaces. Lamona electric hob, located on the island. Integral Lamona oven and combination oven/microwave. Integral fridge/freezer and dishwasher. Belfast style sink unit. Plumbing for washing machine. Feature wood burning stove set on glass hearth. Laminate flooring.

Bathroom 2.4m x 2.0m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and bath with Mira shower over. Full wet walling splashback. Tiled flooring. Heated towel rail.

Bedroom 3.2m x 2.5m

With window to rear. Built-in cupboard.

Bedroom 3.8m x 3.6m

L-shaped, with French doors to front mountain views and raised patio area. Built-in wardrobe with mirrored sliding doors.

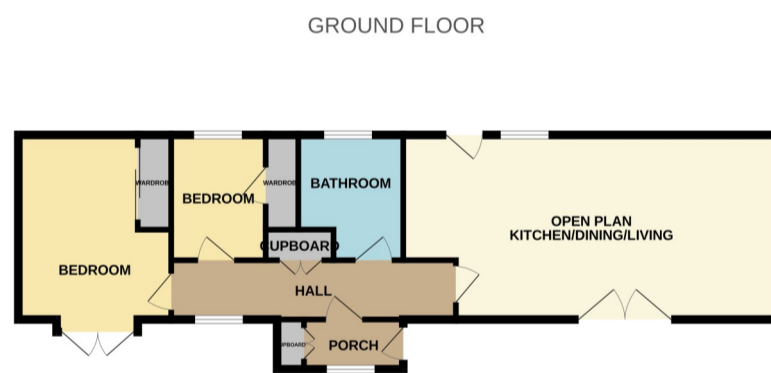


Garden

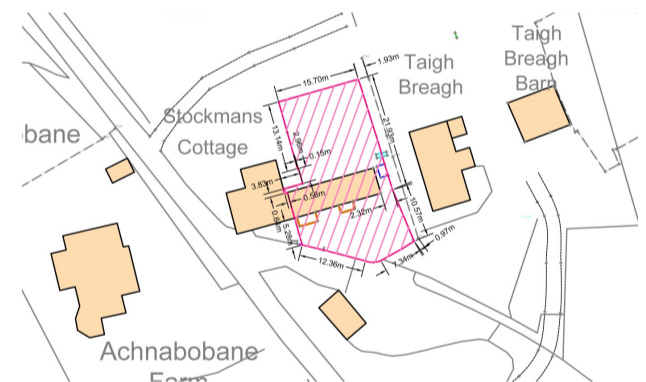
The property enjoys grounds to three sides. There is a gravelled front garden which provides parking, and access from the side garden to the rear lawned garden. Two garden sheds.

Travel Directions

Travelling from Fort William on the A82 road towards Inverness, proceed for around 8 miles, turning left at the signpost for Achnabobane. Follow the road ahead, turn left and then take the second road on the right. Stockman's Cottage is located ahead on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage 02/23



Title Plan

The area hatch pink is included in the sale.



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