



FRAOCH | KINLOCHEIL | BY FORT WILLIAM | PH33 7NP



**REDUCED GUIDE PRICE: £335,000 ( £20,000 BELOW HOME REPORT VALUATION)**

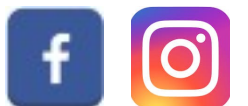
Peacefully situated in an elevated position, with stunning views over Loch Eil to the surrounding countryside, the sale of Fraoch offers a fantastic opportunity to purchase a charming detached property, in the desirable, semi-rural area of Kinlocheil. Benefiting from double glazing and electric heating, the property offers good sized accommodation, conveniently arranged over one level. The bright loch-view lounge, and the generous dining kitchen with solid work kitchen units, are most attractive features. These rooms are further complemented by the four bedrooms, one of which has an en-suite shower room, a family bathroom, and a utility room, making Fraoch a superb permanent home, idyllic holiday retreat, or investment opportunity in a very buoyant self-catering market.

The position of Fraoch evokes a real rural feeling generally attributed to remote locations, yet the property is only 7 miles from the village of Corpach, which offers a range of local amenities, whilst Fort William is some 11 miles distant. The area is recognised as the 'Outdoor Capital of the UK' and benefits from annual visitors taking advantage of the excellent outdoor pursuits available throughout the year, including walking, mountaineering, ski-ing, sailing, fishing, golf and sight seeing. The property is also located only 1.3 miles from Locheilside railway station and 5.6 miles from Glenfinnan railway station, both on the 'West Highland Line' which links Fort William to Mallaig.

- Desirable Detached Property
- Views to Loch Eil & Surrounding Countryside
- In Very Good Order
- Lounge with Impressive Views
- Kitchen/Diner & Utility Room
- 4 Double Bedrooms (Principal En-Suite)
- Family Bathroom
- Double Glazing & Electric Heating
- Garden Grounds
- EPC Rating: D 59

**MacPhee & Partners**

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## Accommodation

### Entrance Porch 1.6m x 1.4m

Wooden entrance door with glazed side panel. Wooden flooring. Glazed door and side panel to hallway.

### Hallway

L-shaped, with doors to lounge, kitchen/diner, bedrooms and bathroom. Hatch to loft. Built-in cupboard.

### Lounge 4.6m x 4.1m

With window to views and side. Wooden flooring.

### Kitchen/Diner 6.2m x 3.1m

With window to rear. Fitted with wooden kitchen units, offset with tiled worksurfaces and splashback. Hotpoint cooker unit. Belfast sink unit. Patio door to rear garden. Door to utility room.

### Utility Room 2.5m x 1.4m

With wooden door to rear garden. Fitted marble effect worksurface. Stainless steel sink unit. Plumbing for washing machine.

### Bedroom 3.1m x 2.9m

With window to rear. Built-in cupboard. Laminate flooring.

### Bedroom 3.7m x 2.6m

With window to rear. Built-in cupboard. Laminate flooring.

### Bathroom 2.4m x 1.6m

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

### Bedroom 3.3m x 2.9m

With window to view. Wooden flooring.

### Bedroom 3.9m x 2.9m

With window to view. Wooden flooring. Door to en-suite shower room.

### En-Suite Shower Room 2.9m x 1.0m

Fitted with white suite of WC, wash hand basin and tiled shower cubicle with mains shower. Heated towel rail.

### Garden

A gravelled driveway leads to the property and provides parking. The grounds, which are laid to a natural state, boast mature trees and shrubs. To the side of the property is a small bridge, leading to a woodland area with a charming burn.

### Travel Directions

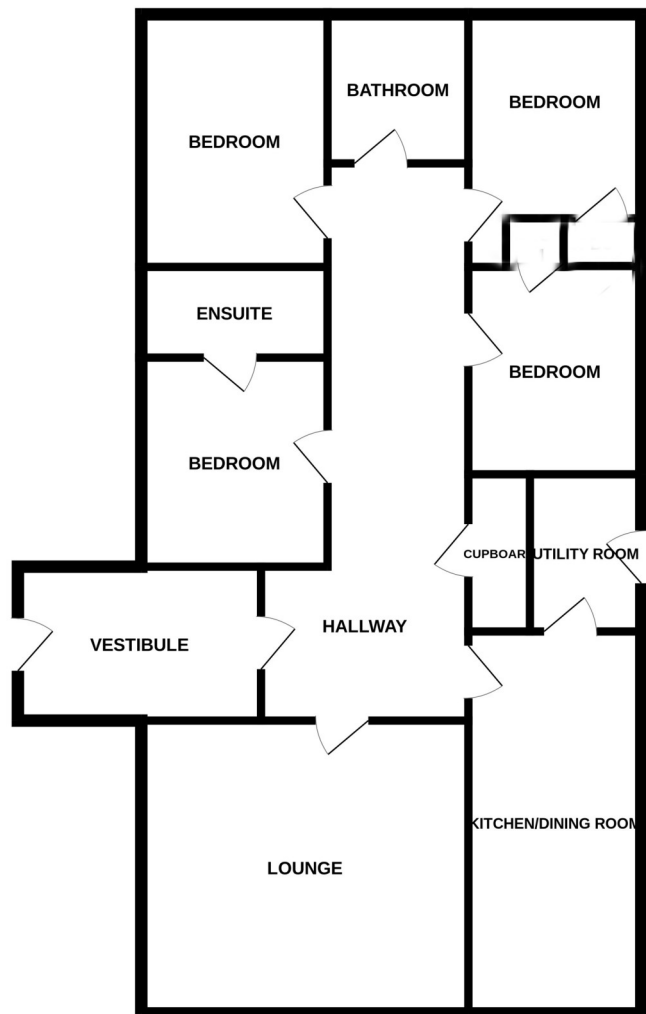
From Fort William, take the A830 "Road to the Isles" towards Mallaig for around 11 miles. The access road to the property is located on the right hand side of the road, at the "Snowburn" sign, just after the red post box. Turn right into Snowburn and the follow the road round to the left, Fraoch is on the right hand side.



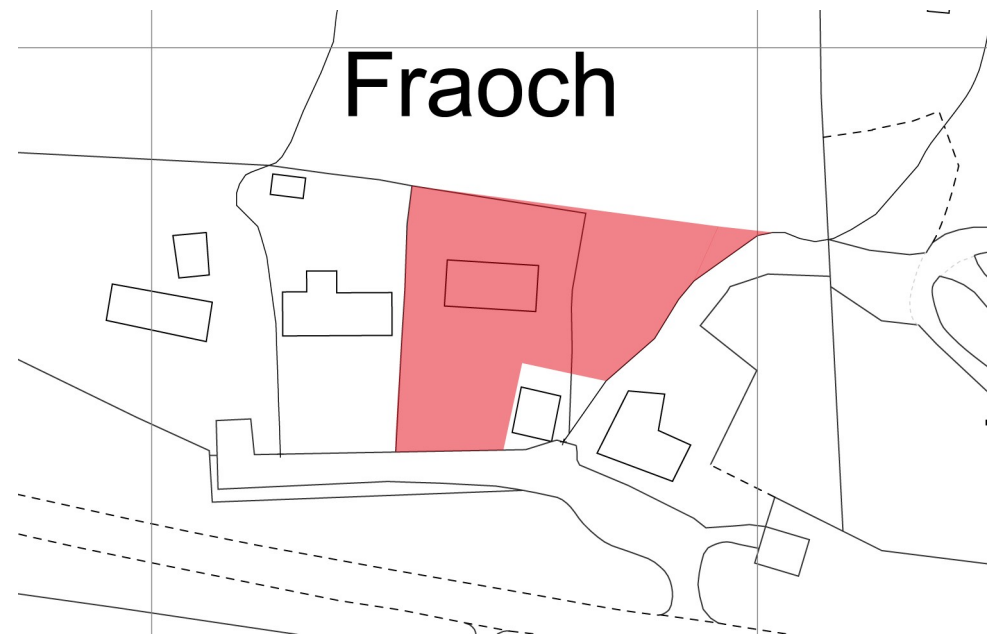




Floor Plan



Title Plan



The area shaded pink is included in the sale.



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).