



1 OLD RAILWAY GOODS YARD | BALLACHULISH | PH49 4LR

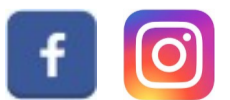
PRICE GUIDE: £180,000

Enjoying a superb central location in the desirable village of Ballachulish, 1 Old Railway Goods Yard forms a charming end-terrace cottage within walking distance of all the local amenities. In excellent order throughout and beautifully presented, this deceptively spacious and neutrally decorated property benefits from double glazing and modern electric heating on one level. The open-plan living area with laminate flooring, dual-aspect entrance sun room and contemporary shower room are most attractive features, further complemented by the two bright double bedrooms. The property has the added rare benefit of a large garden to all three sides and provides an essentially blank canvas for the successful purchaser. Subject to the necessary planning permissions, the grounds have the potential for extending the property. Due to the size and location, the cottage would be ideal as a permanent home, an idyllic holiday retreat or a fantastic investment opportunity for the buoyant self-catering or buy-to-let market.

Ballachulish is situated approximately 15 miles from Fort William and offers a range of facilities including excellent Co-op, shops, visitor centre and café, hotel, primary school, medical centre, village hall, bar with restaurant etc. The location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of the numerous leisure and pleasure activities which the area has to offer including the local Shinty park, water sports, skiing at Nevis Range and Glencoe, golf, mountain climbing and hill walking. The mountains of Glencoe are approximately two miles distant while water-sports can be enjoyed on Loch Leven which opens into Loch Linnhe and gives access westwards to the Inner Isles and eastwards to the Caledonian Canal. Ballachulish is also conveniently located on the main bus routes to Glasgow, Fort William, Oban and Kinlochleven.

- Charming End-Terrace Cottage
- Desirable Village Location with Mountain Views
- In Excellent Order
- Open-Plan Lounge, Kitchen & Dining Area
- Entrance Sun Room
- 2 Double Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- Large Garden & Private Off-Street Parking
- EPC Rating: E 51

MacPhee & Partners
 Airds House, An Aird
 Fort William
 PH33 6BL
 01397 70 2200
 estateagency@macphee.co.uk
 www.macphee.co.uk



rightmove
 find your happy



PrimeLocation.com



Accommodation

Entrance Sun Room 2.8m x 2.1m
UPVC half frosted glazed door. Double window to side and window to rear. Door to open-plan living area.

Open-Plan Lounge, Kitchen & Dining Area 7.4m x 3.8m

With double window to front. Fitted with painted wood-trim kitchen units, offset with white work surfaces. Doors to rear porch and hallway.

Rear Porch 1.2m x 1.0m

UPVC half frosted glazed door to side. Built-in cupboard. Tiled flooring.

Hallway 1.7m x 0.9m

With hatch to loft. Doors to bedrooms and shower room.

Bedroom 3.0m x 2.8m

With double window to rear.

Shower Room 2.0m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in glass white

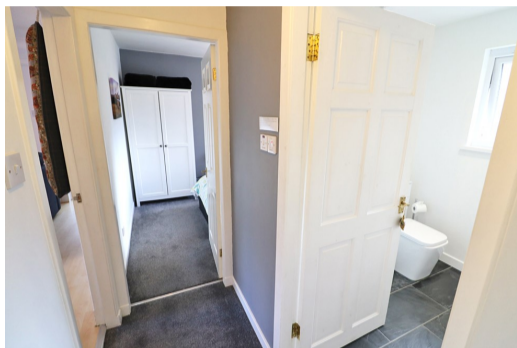
vanity units and fully tiled shower cubicle, with Mira shower. Tiled splashback. Tiled flooring.

Bedroom 3.0m x 2.7m

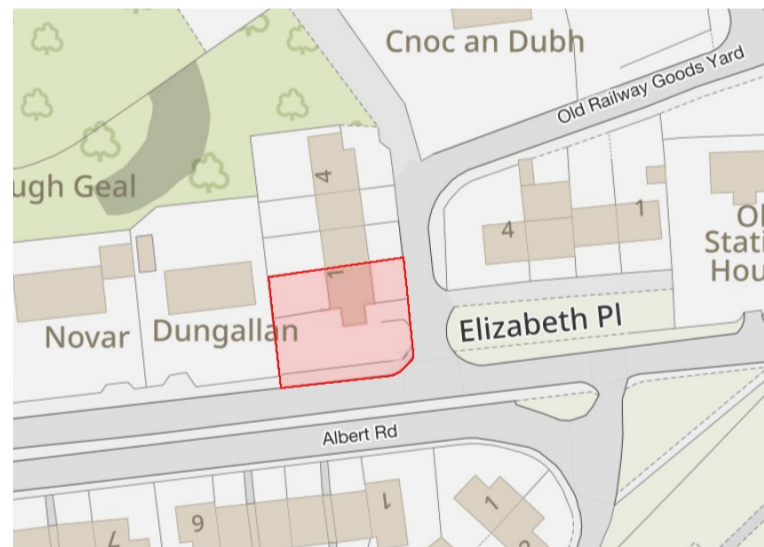
With double window to rear.

Garden

The property enjoys generous garden grounds to three sides. The property is approached at the front by a private gravelled parking space. The remainder of the front area is laid to gravel, offset with a paved pathway, for ease of maintenance. A fully enclosed paved patio area with gravelled beds, mature shrubs and garden shed, feature to the rear, whilst a large gravelled area is located to the side of the property. The grounds offer essentially a blank canvas for the successful purchaser, and subject to planning, may provide potential for expansion. A shared residential parking area is located around the corner from the terraced properties and is for sole use of numbers 1-4.



Title Plan



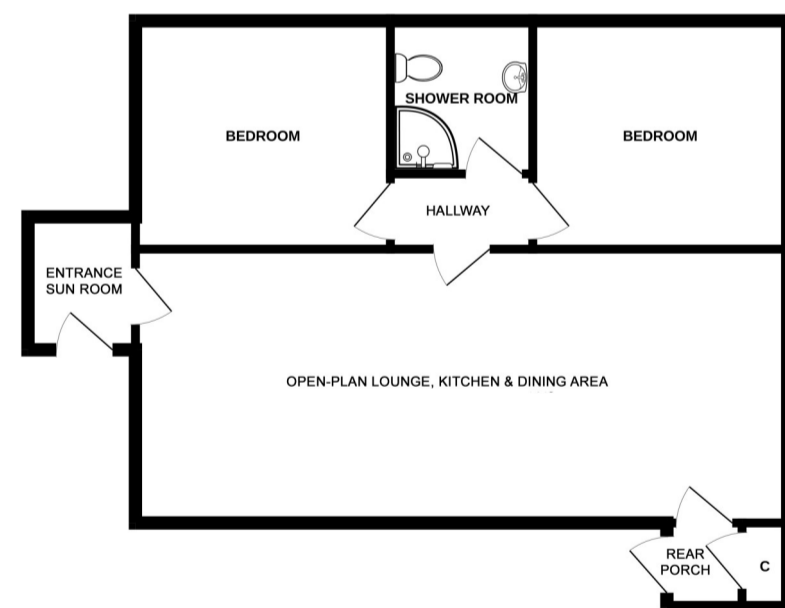
Title Plan

The area outlined and shaded red is included in the sale.

Travel Directions

From Fort William, travel south on the A82 for approx. 13 miles and turn right in to the village of Ballachulish, bearing left on Albert Road. Take the left turn off Albert Road, signposted 'Old Railway Goods Yard'. Number 1 is the first property directly on the left hand side.

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)'.

