



ALADALE | KINLOCHEIL | BY FORT WILLIAM | PH33 7NP

**GUIDE PRICE: £225,000**

Aladale forms a desirable detached Dorran style bungalow, set in generous grounds of around 0.46 acres, complete with detached garage. Providing deceptively spacious accommodation, conveniently arranged over one level, the property comprises a large dual-aspect lounge with bay window and feature multi-fuel stove, dining room, kitchen with rear vestibule/utility area off, four double bedrooms, a shower room and a cloakroom. Benefiting from double glazing and oil fired central heating, the property is neutrally decorated, however some upgrading would be advantageous. Due to the size and location, Aladale would be ideally suited as a superb permanent home, holiday retreat or as an investment opportunity for the buoyant self-catering market, following works.

The position of Aladale evokes a real rural feeling generally attributed to remote locations, yet the property is only 9 miles from the village of Corpach, which offers a range of local amenities, whilst Fort William is some 13 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, ski-ing, sailing, fishing, mountaineering, golf and sight seeing. The property is also located only 2.2 miles from Locheilside railway station and 4.5 miles from Glenfinnan railway station, both on the 'West Highland Line' which links Fort William to Mallaig.

- Desirable Detached Property
- Views to the Surrounding Countryside
- Lounge with Feature Stove
- Kitchen & Utility Area
- Dining Room
- 4 Bedrooms
- Cloakroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Garden around 0.46 Acres with Garage
- EPC Rating: E 49

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





## Accommodation

### Entrance Vestibule

With wooden storm doors. Terracotta tiled flooring. Half frosted glazed UPVC door with UPVC side panel to entrance hallway.

### Entrance Hallway

L-shaped, with laminate flooring. Doors to lounge, kitchen, cloakroom, shower room and bedroom.

### Lounge 5.6m x 4.2m

With bay window to front and window to side. Thornton Dale multi-fuel stove set on slate hearth with slate surround and wooden overmantle. Laminate flooring. Door to dining room.

### Dining Room 2.7m x 2.5m

With window to side. Laminate flooring. Door to kitchen.

### Kitchen 4.5m x 4.1m

Slightly L-shaped, with triple window to rear. Fitted with gloss white kitchen units, offset with granite effect work surfaces. Integral Indesit oven. Indesit electric hob with stainless steel chimney extractor over and stainless steel splashback. Integral Beko dishwasher. Stainless steel one-and-a-half bowl sink unit. Two built-in cupboards. Rayburn stove. Hatch to loft. Doors to rear vestibule/utility room and hallway.

### Rear Vestibule/Utility Room 2.1m x 1.8m

With UPVC door to rear garden. Fitted with white gloss kitchen wall units. Grant boiler. Plumbing for washing machine.

### Cloakroom 1.4m x 0.8m

Fitted with white suite of WC and wash hand basin. Fully wet-walled. Laminate flooring.

### Shower Room 3.1m x 1.8m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin and shower cubicle with mains shower. Fully wet-walled. Heated towel rail.

### Bedroom 3.1m x 2.5m

With window to rear. Laminate flooring.

### Bedroom 3.8m x 2.9m

L-shaped, with window to rear. Laminate flooring.

### Bedroom 4.6m x 3.8m

L-shaped, with window to front. Laminate flooring.

### Bedroom 4.0m x 3.5m

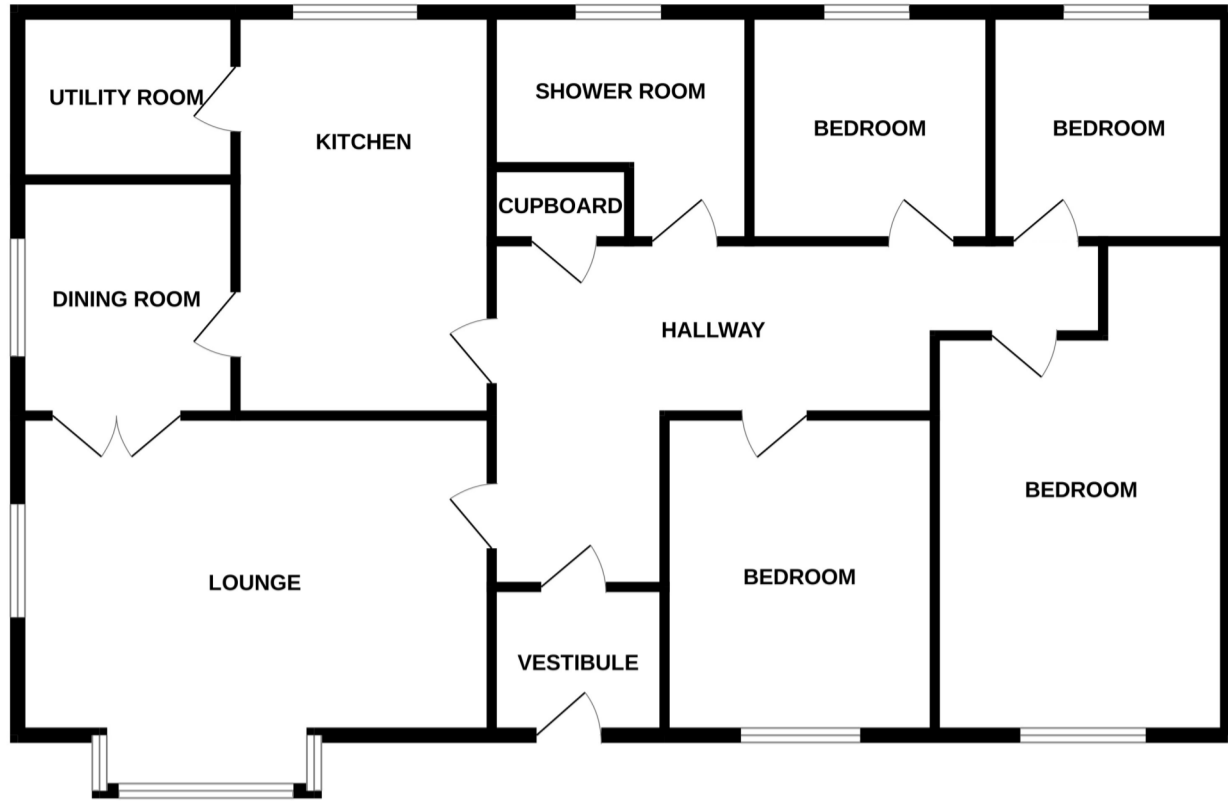
With window to front. Laminate flooring.

### Garden

The property is fully enclosed and approached by a private gravelled driveway, providing ample parking and leading to the detached garage. The generous grounds are laid to natural lawn, offset with mature trees. A timber shed and two metal storage containers are included in the sale.



### Floor Plan



### Title Plan



### Title Plan

The area outlined red indicates the title for sale and equates to around 0.46 acres.

### Travel Directions

From Fort William, take the A830 "Road to the Isles" towards Mallaig for around 11 miles. Turn right directly before the junction signposted Strontian and Lochaline (A861 Road), proceed up the single track road and turn left. Aladale is the property located on the right hand side.



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).