



MOSS COTTAGE | BUNREE | ONICH | PH33 6SE

**GUIDE PRICE: £450,000**

Situated in the most desirable area of Burnee in Onich, the sale of Moss Cottage offers an opportunity to purchase a most attractive detached property, with stunning views toward Loch Linnhe and the surrounding countryside. In immaculate order, the property boasts a stunning open-plan lounge, kitchen and dining area with picture windows, which capitalise on the breath-taking vistas, a vaulted ceiling, feature fireplace and fully fitted quality kitchen, as well as contemporary bathroom suites, oak flooring and oil fired heating. Due to the size and location, the property would be ideally suited as a fantastic family home, a superb holiday retreat or as an exciting investment opportunity for the very buoyant holiday rental market.

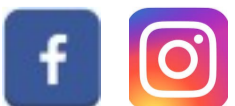
Onich is a charming and sought-after residential village, spread along the coast of Loch Linnhe, with Fort William and Glencoe an easy 15 minute commute in either direction. Offering an abundance of superb walks and trails throughout Glenrigh Forest, in neighbouring Inchree, with its multi-cascade waterfall, the property is only a short walk or drive to all local amenities and is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer. A popular restaurant and pub, with chalets on site, is also located in Inchree whilst a two minute trip on the ferry to Ardgour offers further bar & restaurant facilities on the lochside. Onich itself has a church, hotels and restaurants, with the local primary school in nearby North Ballachulish and secondary schools in Fort William, Kinlochleven and Strontian. 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 walking, mountaineering, ski-ing, sailing, fishing, golf and sight seeing.

- Impressive Detached Property
- Views over Loch Linnhe & Surrounding Mountains
- In Immaculate Order
- Open-Plan Lounge, Kitchen & Dining Area
- 4 Double Bedrooms (2 En-Suite)
- Shower Room
- Double Glazing & Oil Fired Heating
- Garden
- Garage
- EPC Rating: D 61

**MacPhee & Partners**

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# Accommodation Dimensions

## Entrance Porch

UPVC entrance door with glazed panel. Window to side. Tiled flooring. Door to hallway.

## Hallway

T-shaped, with windows to views and side. Built-in utility cupboard – with plumbing for washing machine. Built-in cupboard. Hatch to loft. Oak flooring. Doors to lounge, kitchen and dining room, shower room and bedrooms.

## Lounge, Kitchen & Dining Room 10.2m x 9.3m

L-shaped, with triple aspect windows. Porthole to front. Striking vaulted ceiling with beams at the lounge area. Feature cast iron fire place. Fitted with white kitchen units, offset with granite effect work surfaces. NEFF cooker unit. Stoves hob with glass splashback and extractor fan over. Stainless steel sink unit. Liebherr fridge freezer. Hotpoint fridge. Oak flooring with underfloor heating.

## Shower Room 2.6m x 1.7m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin and wet walled shower cubicle, with dual headed shower. Heated towel rail. Tiled walls and flooring.

## Bedroom 5.9m x 4.0m

With windows to views and side. Wall lights. Door to en-suite shower room. Wall mounted TV.

## En-Suite Shower Room 3.0m x 1.8m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin set on vanity units, and wet walled, walk-in shower cubicle with mains shower. Laminate flooring.

## Bedroom 4.1m x 4.0m

With window to side. Wall lights. Door to en-suite bathroom.

## En-Suite Bathroom 2.4m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and bath with shower attachment. Wet walling and tiled splashback. Laminate flooring.

## Bedroom 3.4m x 3.1m

With window to rear. Wall lights.

## Bedroom 3.7m x 2.7m

With window to side. Fitted wardrobe with mirror sliding doors. Oak flooring.

## Garage 6.1m x 5.5m

With electric roller door. Entrance door to side. Windows to side. Light and power. Walk-in store. Floored attic space.

## Garden

The property is accessed by a gravelled driveway, which also provides parking. The gravel continues around the property, with the remainder of the garden laid to lawn. The property enjoys the stunning loch views from almost all positions.

## Travel Directions

From Fort William travel south on the A82 for around 8 miles, pass the entrance to the Corran Ferry and continue along the road taking the first entrance on the right hand side, signposted Bunree. Follow this road ahead, turning right at the end and Moss Cottage is the second property on the left hand side.



### Title Plan

The area shaded orange is included in the sale.



### 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)'.

