



TIGH NA DROCHAT | 5 ACHNALEA | OLD FERRY ROAD | NORTH BALLACHULISH | PA33 6SA



REDUCED PRICE GUIDE: £310,000 (£10,000 BELOW HOME REPORT)

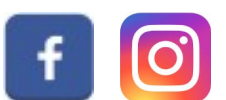
Occupying a prime position, with spectacular views towards Loch Linnhe and the surrounding mountains and countryside, the subjects of sale form a superior detached villa, nestled in landscaped garden grounds with integral garage, located in the exclusive, private development of Achnalea in North Ballachulish. In excellent order throughout and beautifully presented, Tigh na Drochat offers spacious and versatile accommodation, arranged in a convenient layout whilst benefiting from newly installed double glazing and oil fired central heating. Ideally suited as a fantastic family home, holiday retreat or investment opportunity for the buoyant self-catering market, the property's lounge with multi-fuel stove and quality-fitted dining kitchen, are most attractive features and offer superb loch views.

Based near Beinn a'Bheithir, a fabulous mountain ridge walk taking in two Munros and Sgorr a' Chaolais "The Dragon's Tooth", the property is also perfectly located for quick access to both ski resorts at Glencoe and Nevis Range in Fort William. A number of further excellent outdoor activities are right on the doorstep in the form of golf courses, indoor ice climbing, Segway, multiple water sports and World class mountain biking courses, making the area "The Outdoor Capital of the UK". The well respected St Brides Primary School is a mere two minutes walking distance away whilst the neighbouring village of Ballachulish is a convenient 5 minute drive and offers a supermarket, shops, hotel, bar with restaurant etc.



- Superior Detached Villa
- Convenient Village Location with Stunning Loch & Mountain Views
- In Excellent Order
- Lounge with Multi-Fuel Stove
- Dining Kitchen & Utility Room
- 4 Double Bedrooms
- Bathroom & Shower Room
- New Double Glazing & Oil Fired Central Heating
- Generous Mature Garden
- Integral Garage & Private Parking with EV Point
- EPC Rating: D 65

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Accommodation

Entrance Porch

UPVC entrance door with glazed side panel. Window to rear. Tiled flooring. Doors to cloak cupboard (2.3m x 1.1m) and hallway.

Hallway

With stairs to upper level. Under stair cupboard. Built-in cupboard. Doors to bedrooms, bathroom and utility.

Bedroom 4.2m x 3.2m

With window to rear. Two built-in wardrobes.

Bedroom 3.6m x 3.2m

With window to front. Built-in wardrobe.

Bathroom 2.3m x 1.5m

With frosted window to front. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and bath with mains shower over. Tiled splashback. Tiled flooring. Heated towel rail.

Bedroom 3.8m x 2.8m

With window to front. Built-in wardrobe.

Utility 2.3mx 1.5m

With door to garage. Fitted with beech effect kitchen units, offset with wood

effect work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Clothing pulley.

Upper Level

Landing

With window to rear. Hatch to loft - partly floored with light. Built-in cupboard. Doors 4th bedroom, kitchen/diner, lounge and shower room.

Bedroom 4.1m x 2.3m (currently used as a Study)

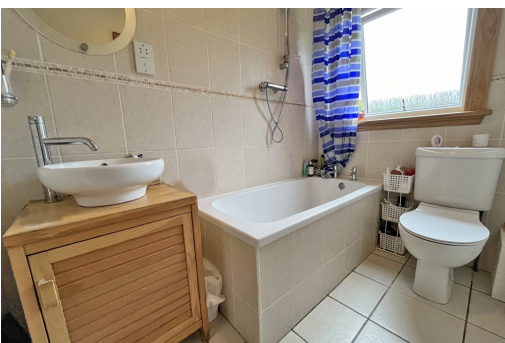
With window to rear.

Kitchen/Diner 4.8m x 4.1m

Slightly, L-shaped, with windows to front and side taking in stunning views. Fitted with black kitchen units, offset with wood effect work surfaces and unit surrounds. Integral NEFF appliances consisting of a double oven and hob with chimney hood over. Carron Phoenix graphite sink unit. Black wet wall splashback. Plumbing for dishwasher.

Lounge 4.8m x 3.7m

With picture window to loch views. Feature multi-fuel stove set on tiled hearth.



Garden

The fully enclosed property is approached by a gravelled driveway, leading to the garage and providing ample private parking. The mature, well-stocked grounds are laid in the main to lawn, offset with two paved patio areas and a wonderful variety of trees, hedging, shrubs, bushes and seasonal planting, created to provide colour and interest. Wood store. EV charging point.

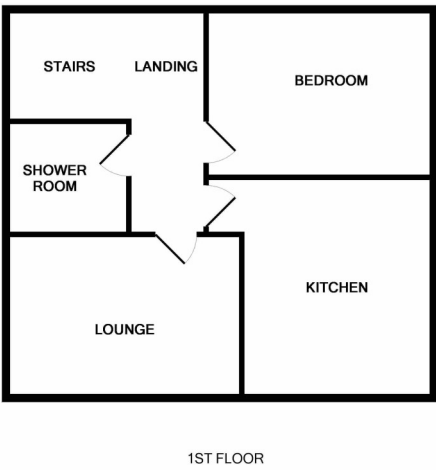
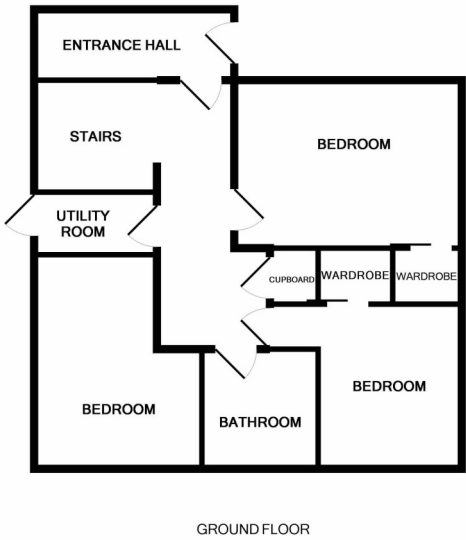
Garage 6.1m x 3.0m

With metal up-and-over door. Window to side and entrance door to front. Light and power.

Travel Directions

Travelling south of Fort William on the A82 for 12 miles, turn left before the Ballachulish Bridge, on to Old Ferry Road, signposted Loch Leven Hotel. Follow the road round, turning left immediately in to Achnalea. Tigh na Drochat is the 1st property on the left hand side.

Floor Plan



Title Plan
The area outlined red 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).