



LAND & THE LODGE | GLENCOE | PH49 4HT

PRICE GUIDE: £250,000

Occupying a prime position, the subjects of sale form a one-of-a-kind, rare development opportunity to purchase around 16 acres of land, quietly located in the popular and most desirable village of Glencoe, under the majestic Pap of Glencoe. The River Coe runs in front of, and adjacent to the land forming part of the Glencoe circular walk, leading up to the charming and idyllic Glencoe Lochan, created in the 1890's by Lord Strathcona.

In addition to the land, comprising extensive woodland, is The Lodge, a detached Dorran bungalow located to the front of the title. Whilst the property does require a rebuild, or at least extensive renovation, it does serve as a good example of what a new property could offer in terms of size and location. The current property is conveniently arranged over one level, presenting a spacious semi open-plan dining lounge with kitchen/diner, four bedrooms and a bathroom. A detached garage/workshop, located in the immediate garden grounds, is also included in the sale.

Located within historic Glencoe, this thriving village is nestled below towering mountain, The Pap of Glencoe. Offering a good choice of accommodation, including a local hotel, Folk Museum with traditional thatched roof, church, popular cafe, filling station with well-stocked shop, gallery, police station, dental surgery, and primary school, with a secondary school in nearby Kinlochleven and further amenities in neighbouring Ballachulish, the property is well placed to take advantage of the many leisure and pleasure activities which the area has to offer. The principal town of Fort William, some 16 miles distant, offers a wider range of services and facilities. 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 water sports, walking, sailing, fishing, mountaineering, ski-ing, golf and sight seeing to name but a few.

Rare Development Opportunity in Majestic Glencoe

16 Acres of Woodland set in Desirable Village Location with Mountain Views

Dilapidated Detached Dorran Bungalow

Lounge & Dining Area with Open Fire, Kitchen/Diner, 4 Bedrooms & Bathroom

Double Glazing & Oil Fired Central Heating

Garden Area with Detached Garage/Workshop

EPC Rating: E 44

MacPhee & Partners

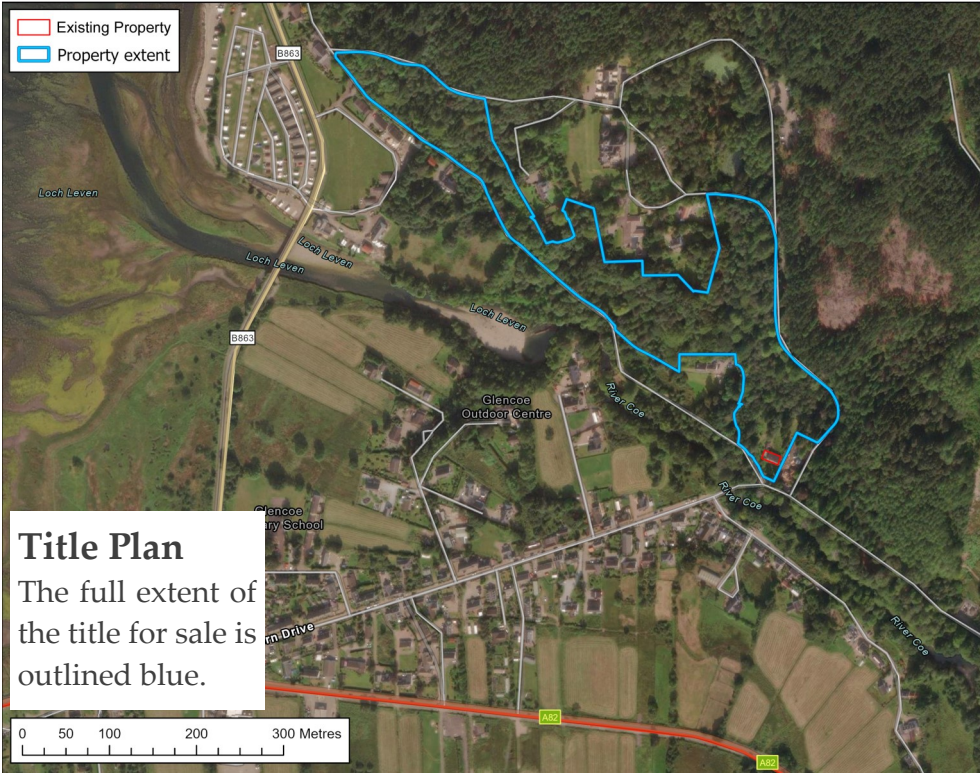
Airds House, An Aird,

Fort William, PH33 6BL

01397 70 2200

estateagency@macphee.co.uk :: www.macphee.co.uk





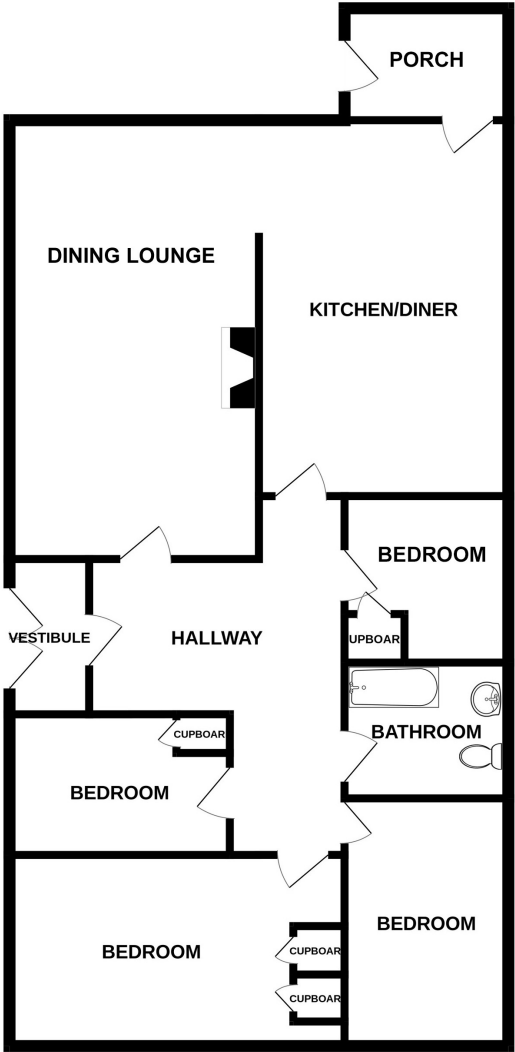
Travel Directions

Travel south from Fort William on the A82 for around 15 miles to the village of Glencoe. At the signpost for the B863, Kinlochleven and Glencoe Village, turn left then immediately right in to the village. Continue ahead until you cross the stone bridge, then take the immediate first turning on the left through the stone gate pillars, marked Ailort & Fir Cottage. Take the first turning on the right for the entrance to the land and The Lodge.



- Accommodation**
- Entrance Porch 2.4m x 1.2m
 - Kitchen/Diner 5.1m x 3.8m
 - Dining Lounge 6.5m x 3.4m
 - Hallway 5.6m x 3.6m
 - Front Vestibule 1.3m x 0.8m
 - Bedroom 2.8m x 2.7m
 - Bathroom 2.7m x 1.8m
 - Bedroom 3.9m x 2.7m
 - Bedroom 4.5m x 3.0m
 - Bedroom 3.4m x 2.8m
 - Detached Workshop 5.8m x 2.8m

Floor Plan of Existing Property



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 6)'.