



MacPhee & Partners



ARDEN | 6 CLOVULLIN | ARDGOUR | BY FORT WILLIAM | PH33 7AB

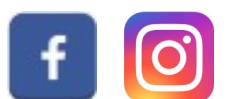
#### GUIDE PRICE: £115,000

Situated in the peaceful village of Ardgour, this well-presented, one-bedroom end-terrace property, enjoys views towards Loch Linnhe and the surrounding hills. The accommodation includes a bright lounge/diner with feature fireplace, and patio doors opening to the rear garden, a fitted kitchen, a spacious double bedroom, and a shower room. Benefiting from double glazing and electric heating, Arden offers an ideal opportunity for first-time buyers, those seeking a peaceful Highland retreat, or anyone looking for a buy-to-let investment opportunity.

Clovullin is a small settlement, located on the edge of Ardgour, a peaceful and picturesque village, set amidst spectacular Highland scenery, on the shores of Loch Linnhe. Local amenities include a hotel and primary school, whilst a high school covering the Ardnachurchan area is located in Strontian some 12 miles distant, along with superb village shop, hotels, post office and doctor's surgery. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing to name but a few, with the principal town of Fort William, a short ferry sailing and around 10 miles distant.

- End-Terrace Property
- Village Location with Views towards Loch Linnhe
- Lounge/Diner
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating System
- Garden
- EPC Rating: C 71

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Accommodation

Entrance Porch 2.9m x 1.4m

With glazed entrance door. Four glazed windows to side. Velux window to side. Glazed door to rear garden.

Hallway

With doors to kitchen, lounge/diner and shower room. Built-in cupboard.

Kitchen 3.4m x 1.6m

With windows to front and side. Fitted with beech effect kitchen units offset with granite effect worksurfaces. Hotpoint oven. Bosch hob. Stainless steel sink. Tiled splashback.

Lounge/Diner 4.6m x 3.0m

With window to side. Feature stone fireplace with electric stove insert. Patio doors to front. UPVC glazed door to side. Laminate flooring. Door to bedroom.

Bedroom 4.2m x 3.5m

With full length window to front. Recessed wardrobe area.

Shower Room 2.3m x 1.8m

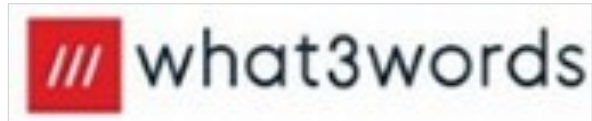
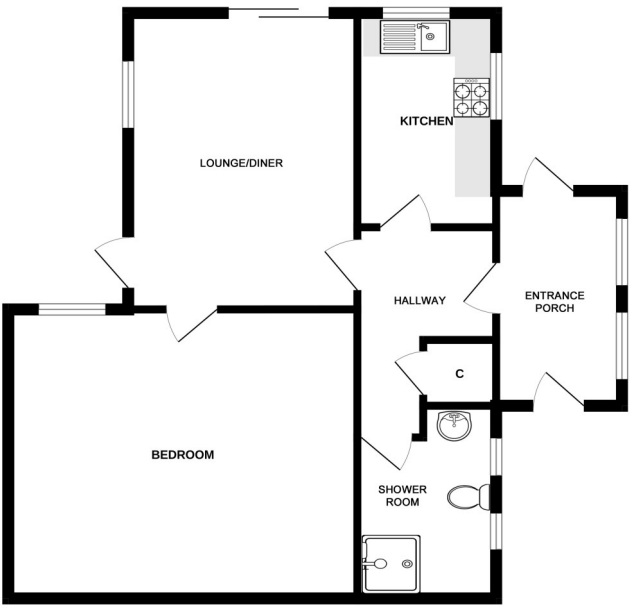
L-shaped, with two frosted windows to side. Fitted with white suite of WC, wash hand basin, and tiled shower cubicle, with electric shower. Half tiled walls and tiled flooring. Heated towel rail.

Garden

The property is accessed by a gravelled pathway which leads to the entrance porch. To the rear of the property is a small enclosed area of ground laid in the main to lawn offset with mature shrubs and hedging. Views toward Loch Linnhe can be enjoyed from here.

Travel Directions

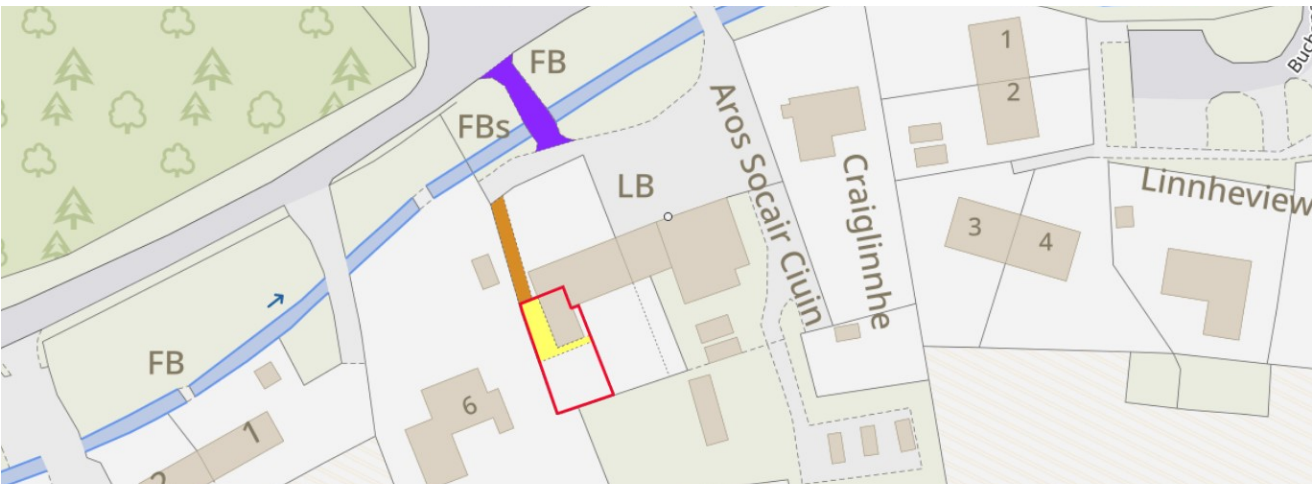
From Fort William, take the A82 south for 8 miles then cross over on the Corran Ferry. At Ardgour, turn left and follow the road for around half mile, taking the first turning right into Clovullin. To access Arden, turn left after the village hall and then immediately right. The access is then on the left hand side, at the end of the terrace.



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Title Plan

The area outlined red is included in the sale. The area shaded orange is a pedestrian right of access to the property and the area shaded yellow is a right of access to the neighbouring property to access their rear garden.



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