



17 ACHAPHUBUIL | BY FORT WILLIAM | PH33 7AL

#### GUIDE PRICE: £170,000

Situated on the shores of Loch Eil and enjoying panoramic views across to the surrounding hills, 17 Achaphubuil forms a desirable semi-detached dwellinghouse, set in generous garden grounds. Recently upgraded and modernised, the property is in excellent order and benefits from double glazing and air source central heating. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property comprises a welcoming entrance hallway, semi-open plan lounge/diner with newly fitted kitchen, and a contemporary shower room on the ground floor, whilst two double bedrooms, one with new en-suite cloakroom, and a walk-in cupboard housing the heating controls, are all located on the first floor. An added benefit of the sale is a newly constructed timber workshop and woodstore to the rear of the property, providing a useful extra space for storage etc. Due to the size and location, the property would be ideally suited as a first time buyers home, a permanent residence, an idyllic holiday retreat, or as an investment opportunity for the very buoyant, rental or self-catering market.

Achaphubuil is a small crofting township situated across Loch Eil from Corpach, with high schools in Strontian - some 27 miles away - or Fort William. Fort William can be reached by road (22 miles), or by means of a passenger ferry, from nearby Treslaig. There is also a daily bus service direct to Fort William from Achaphubuil.

- Attractive Semi-Detached Dwellinghouse
- Desirable Rural Location with Stunning Loch Views
- Recently Modernised & Upgraded
- Lounge/Diner
- Modern Kitchen
- 2 Double Bedrooms (Principal with En-Suite Cloakroom)
- Newly Installed Shower Room
- Double Glazing & Air Source Central Heating
- Generous Garden with Timber Workshop & Log Store
- Off-Street Parking
- EPC Rating: B 87

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Accommodation

Front Porch 1.6m x 1.0m

UPVC front door, with half frosted glazed panel. Open to entrance hallway.

Hallway 2.2m x 1.9m

L-shaped with window to loch views. Stairs to upper level. Built in cupboard. Doors to lounge/diner and shower room.

Lounge/Diner 5.7m x 3.0m

With picture windows to both loch views and rear. Click vinyl flooring. Multi-fuel stove - not connected. Open to kitchen.

Kitchen 3.8m x 3.5m

L-shaped with double window to rear. Fitted with modern sage green coloured, shaker-style kitchen units, offset with wood effect work surfaces. AEG integral oven. AEG ceramic electric hob with stainless steel extractor chimney over. Plumbing for washing machine and dishwasher. White ceramic sink unit. Click vinyl flooring. Half glazed UPVC door to rear timber workshop.

Shower Room 2.0m x 1.7m

Fitted with modern white suite of WC and wash hand basin set in gloss white vanity units, and large, fully wet-walled shower cubicle with Mira shower. Heated towel rail.

Upper Level

Landing 2.0m x 1.1m

Hatch to loft. Doors to bedrooms and walk-in boiler cupboard.

Bedroom 5.1m x 2.7m

Slightly L-shaped, with triple window to loch views. Door to en-suite cloakroom.

En-Suite Cloakroom 1.5m x 0.9m

Fitted with modern white suite of WC and wash hand basin set in gloss white vanity units. Wet-walling splashback.

Bedroom 3.8m x 3.1m

L-shaped with triple window to loch views.

Walk-In Cupboard 2.0m x 1.5m

Housing hot water tank and heating system.



Garden

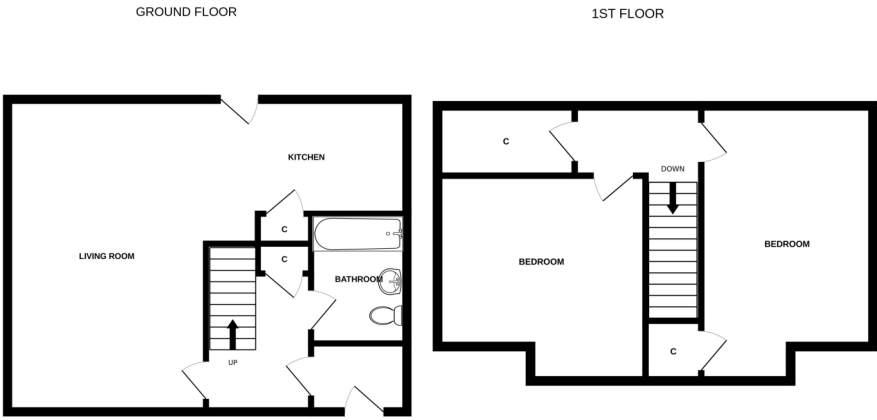
The property is approached by a paved pathway, leading to both the front and rear, and enjoys off-street private parking. The front garden enjoys stunning, direct loch views, and is laid to lawn. The rear garden is also laid in the main to lawn, and features a newly built timber workshop and log store.

Travel Directions

From Fort William, take the A830 road to Mallaig for 11 miles. Turn left at the head of Loch Eil, where signposted Strontian, and follow the A861 road for approximately 9 miles. Number 17 is the first property on the right hand side.



Floor Plan



Title Plan

