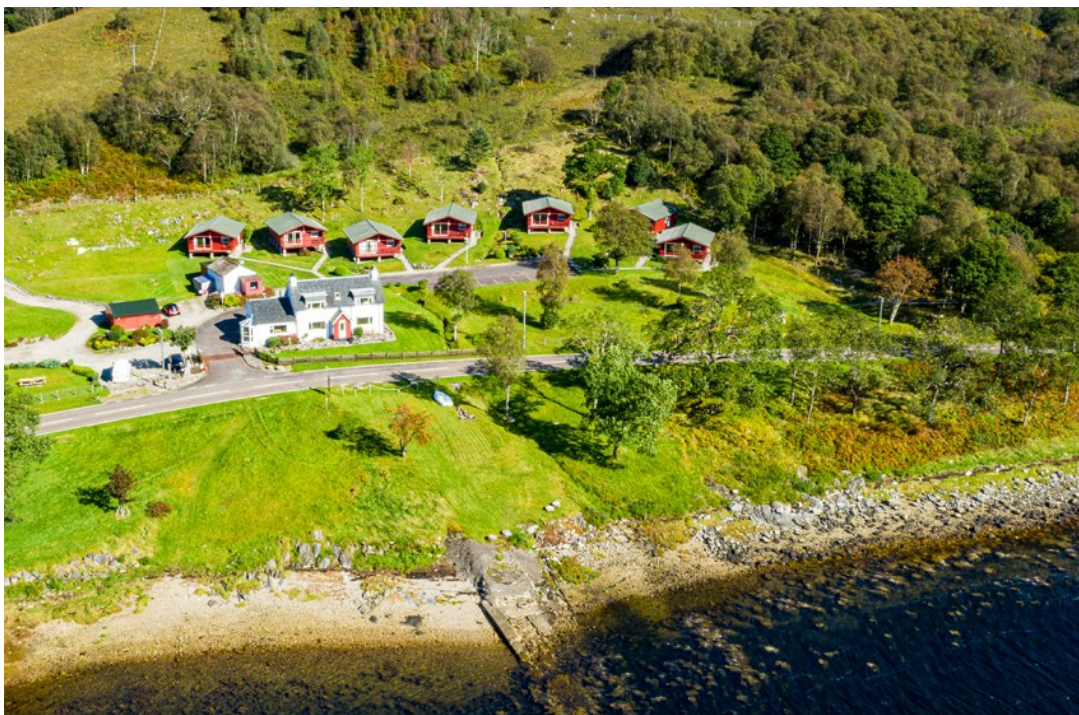




## LOCH LEVEN CHALETs & CAMUS NA HEIRIDHE, NORTH BALLACHULISH, PH33 6SA



Loch Leven Chalets & Camus Na Heiridhe offer a very rare opportunity to acquire a lifestyle business on the shores of Loch Leven, in one of the most beautiful and spectacular areas of the Western Highlands.

The subjects for sale form a charming detached property with 7 letting chalets, as well as loch frontage with the added advantage of planning permission for a boathouse.

All properties are in excellent order and being sold as a going concern.



Charming Detached Villa, 7 Detached Chalets, Outbuilding, Loch Frontage with Moorings and Planning Permission for a Boathouse

**Loch Leven Chalets & Camus Na Heiridhe,  
North Ballachulish, PH33 6SA**

North Ballachulish 4.5 miles, Fort William 16 miles, Glasgow 99 miles

**Guide Price: £850,000**

**EPC Rating: E 40**

MacPhee & Partners  
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**Camus Na Heiridhe**

Enjoying stunning direct views over Loch Leven to the surrounding countryside, Camus Na Heiridhe forms a superb detached family home. Modernised throughout over recent years, the property is in excellent order, boasting bright and spacious accommodation over two levels, whilst benefiting from oil fired central heading, multi-fuel stove in the lounge and double glazing.

**The Business**

Loch Leven Chalets is a family run business and due to the current owners’ preference, typically trades from Easter through to November at just below the VAT threshold. However, this successful business has the potential to run all year-round, with a high reputation, repeat custom and a Certificate of Excellence 2019 from TripAdvisor in place.

The business is being sold as a going concern, including furnished chalets with fixtures and fittings, website ([www.glencoeselfcatering.co.uk](http://www.glencoeselfcatering.co.uk)), pre-existing bookings and the business goodwill. At the owner’s discretion and following initial viewings, accounts will be available to seriously interested parties.



The subjects for sale form an exciting opportunity to purchase a well-established self-catering business with superb family home, situated on the north shore of Loch Leven, facing south over the spectacular mountains of Glencoe. Camus Na Heiridhe, the family home, offers flexible accommodation which comprises an entrance porch, dining lounge with feature multi-fuel stove, study area, breakfasting kitchen, side porch, family bathroom and bedroom all on the ground floor. The bright upper level offers a master bedroom with en-suite shower room and a further bedroom (currently used as a dressing room).

Loch Leven Chalets are located to the rear of Camus Na Heiridhe, with all seven chalets ideally spaced to provide privacy as well as breath-taking views and have been lovingly maintained over the years. The accommodation comprises an entrance hallway, bathroom, open-plan lounge, kitchen and dining area and two double bedrooms.

The grounds are laid in the main to lawn offset with mature trees and shrubs. There is ample parking, as well as an outbuilding which houses a laundry area, store and the private water treatment system.

In addition to the sale, is the added feature of loch frontage with private pebble beach which is ideal for fishing, boating and canoeing. There are moorings available directly in front of the property and the current owners have Planning Permission in perpetuity for a boathouse (Ref: LO/1989/326).

**Location**

Peacefully situated on the shores of Loch Leven, the properties are ideally placed to enjoy all leisure activities on offer. The village of Kinlochleven, 5 miles distant, is set at the head of Loch Leven, some 7 miles from Glencoe and 16 miles from Fort William, and offers a range of amenities including a primary/secondary school, post office, hotels, shops, doctor’s surgery and the Ice Factor - the biggest indoor ice climbing wall in the world.

**Travel Directions**

From Fort William, proceed south on the A82 road for 12 miles to North Ballachulish. Turn left where signposted Kinlochleven on to the B863 for 4.5 miles. The properties are located along the road on the left hand side.





### Loch Leven Chalets

The 7 chalets have been carefully positioned within the grounds to allow stunning, elevated views over the loch to the mountains, creating a peaceful and idyllic retreat. The chalets are fully double glazed and benefit from electric heating.

The chalets have an open-plan lounge, kitchen and dining area with patio doors leading to raised decking, which are ideal for outdoor entertaining. Each property caters for 4 people (with potential for more with sofa beds). There are 2 bedrooms and a bathroom in each. All chalets are available fully furnished and equipped.

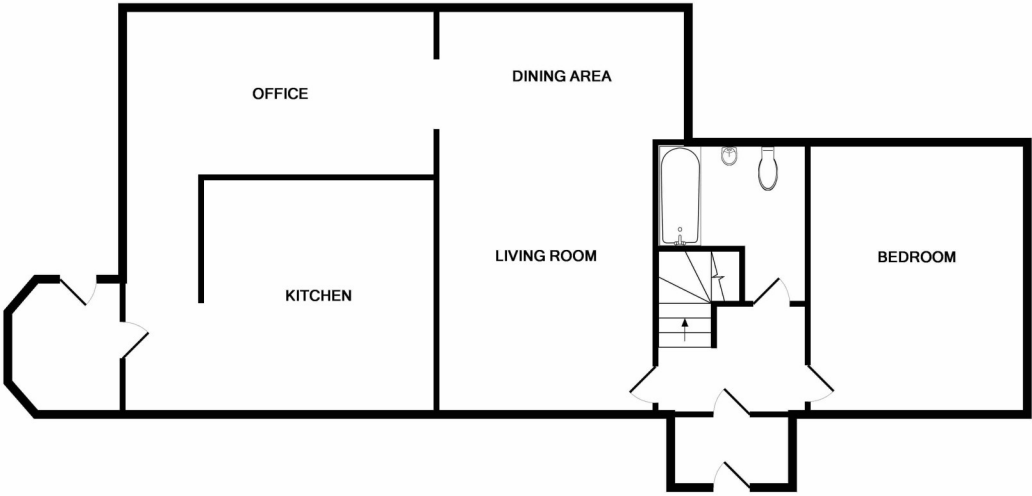
The lodges have excellent occupancy rates and accounts are available to seriously interested parties, following initial viewings.



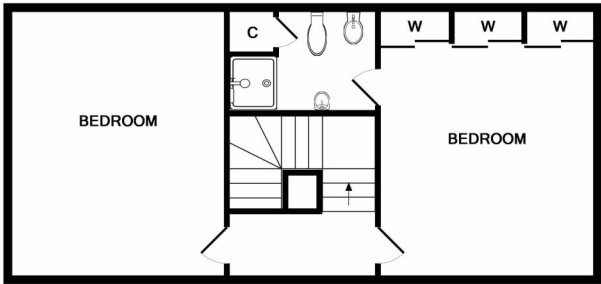


Floor Plans

Camus Na Heiridhe

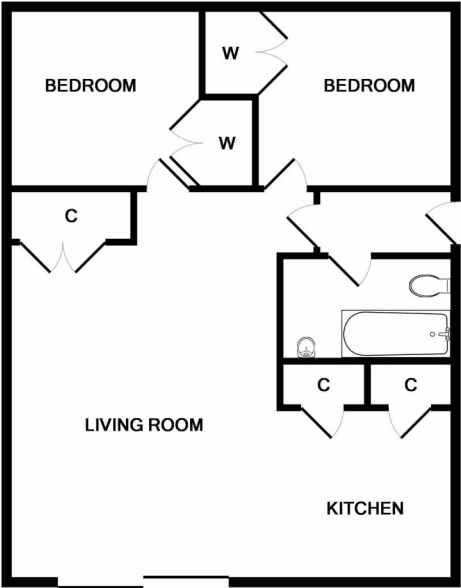


GROUND FLOOR

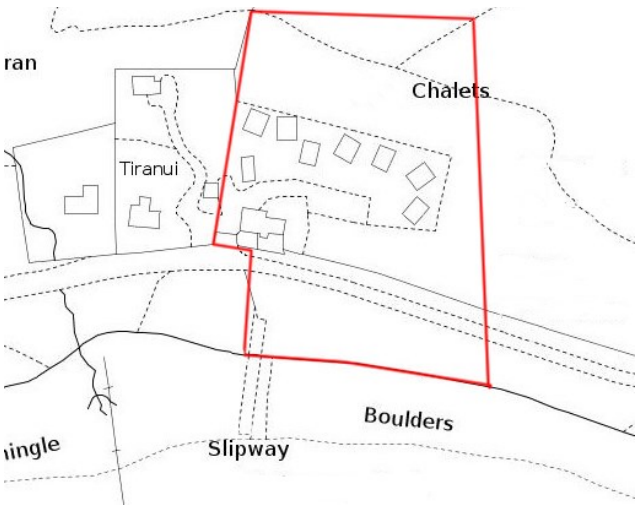


1ST FLOOR

Loch Leven Chalets



Title 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 3)'.