



## CARRIGART | LARoch BEAG | BALLACHULISH | PH49 4LB

**OFFERS OVER: £480,000**

**EPC RATING: D 59**



Carrigart forms an impressive detached residence occupying a substantial plot within the highly desirable village of Ballachulish, enjoying a stunning riverside setting with direct frontage to the River Laroche, and magnificent views across the water to the surrounding Highland landscape. Combining substantial accommodation, exceptional river frontage, established tourism appeal and excellent income-generating potential, Carrigart represents a rare opportunity to acquire a remarkable Highland home in one of Scotland's most spectacular locations. Set amidst beautifully maintained grounds, the property offers an exceptional combination of privacy, space and versatility, making it equally suited as a distinguished family home or an attractive lifestyle business opportunity. The flexible layout comprises bright and spacious living areas, a contemporary kitchen/dining room, six well proportioned bedrooms, four of which benefit from en-suite facilities, together with a family bathroom. This versatile arrangement is ideally suited to multi-generational living, guest accommodation, or those seeking to generate income through a Bed & Breakfast business in one of Scotland's most popular tourist destinations. Extensively upgraded and modernised in recent years, the property provides generous and beautifully presented accommodation throughout, with a new boiler installed in 2025, further enhancing the home's efficiency. The property's outstanding outdoor space is a particular feature, with extensive gardens providing a peaceful and private setting from which to enjoy the spectacular riverside outlook. A garage and wood store add practicality, while the detached boathouse/workshop presents exciting scope for further development or commercial use, subject to the necessary planning consents. The enviable river frontage creates a truly unique lifestyle offering, with opportunities for wildlife watching, waterside recreation and simply enjoying the ever-changing Highland scenery.

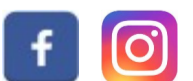


Ballachulish is a highly sought-after Highland village situated at the head of Loch Leven and surrounded by some of Scotland's most dramatic mountain scenery. Renowned for its outstanding natural beauty and year-round appeal to visitors, the area attracts walkers, climbers, cyclists, skiers and water sports enthusiasts from across the UK and beyond. Local amenities include a well-regarded primary school, village shop, hotel, café and a range of everyday services, while the nearby villages of Glencoe and Fort William provide a wider selection of shopping, healthcare and leisure facilities. Often referred to as the "Outdoor Capital of the UK", Fort William lies within easy reach, while the renowned Glencoe Mountain Resort offers skiing and outdoor pursuits throughout the seasons.

- Substantial Detached Dwellinghouse
- Exciting Business or Lifestyle Opportunity
- Desirable Village Location with Mountain Views
- In Excellent Order & Beautifully Presented
- Lounge/Diner & Games Room/Sitting Room
- Modern Kitchen/ Diner & Cloakroom/Utility Room
- 6 Double Bedrooms (4 En-Suite & 1 Used as Study) & Bathroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds of around 0.4 Acres
- Large Detached Boathouse/Workshop, Garage & Wood Store

**MacPhee & Partners**

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## Accommodation

### Entrance Hallway 7.8m x 4.1m

L-shaped, With wooden entrance door with glazed side panels. Hammered glass panels to front. Stairs to upper level. Laminate flooring. Recessed cloak cupboard. Doors to kitchen/diner, games room/sitting room, lounge/diner, bedrooms and cloakroom/utility.

### Kitchen/Diner 5.1m x 3.9m

With window to front. Fitted with navy coloured kitchen units offset with wood effect work surfaces and upstands. Flavel range cooker with Russell Hobbs chimney hood over. Belfast style sink unit. Integral microwave. Integral dishwasher. Built-in cupboard. Laminate flooring. Door to side veranda.

### Games Room/Sitting Room 5.1m x 4.0m

With picture window to rear. Window to side. Laminate flooring.

### Lounge/Diner 6.8m x 5.2m

With two picture windows to rear. Feature stone fireplace with wood burning stove. Glazed panels to hallway. Laminate flooring. Glazed door to rear.

### Bedroom/study 5.2m x 3.9m

With picture window to rear.

### Bedroom 4.0m x 4.0m

With window to front. Fitted wardrobes. Doors to en-suite shower room.

### En-suite Show Room 2.1m x 2.1m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and wet walled shower cubicle with mains shower. Wet walled splashback.

### Cloakroom/Utility Room 2.7m x 2.4m

L-shaped, with frosted window to front. Fitted with white coloured WC and wash hand basin. Fitted granite effect worksurface. Plumbing for washing machine. Wall units.

## Upper Level

### Landing

With hatch to loft. Walk-in linen cupboard. Doors to bedrooms, dressing room and bathroom.

### Bedroom 4.9m x 4.9m

With window to front. Built-in wardrobe. Door to en-suite shower room.

### En-suite Shower Room 1.7m x 1.3m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

### Bedroom 5.1m x 3.9m

With window to rear. Built-in

wardrobe. Door to en-suite shower room.

### En-Suite Shower Room 2.2m x 1.5m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

### Dressing Room 3.1m x 1.3m

Fitted hanging rails.

### Bedroom 5.2m x 4.0m

With window to rear. Fitted wardrobes. Door to en-suite shower room.

### En-Suite Shower Room 2.4m x 2.2m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit, bath and wet walled shower cubicle with Mira shower.

### Garage 5.4m x 5.1m

With metal up and over door. Window to rear. Entrance door to side. Light and power.

### Boathouse/Workshop 9.1m x 6.0m

With wooden double doors to front and rear. Two windows to side. Entrance door to side. Light and power. The building, subject to all the necessary planning permission etc. would be ideal for further development.

### Wood Store 8.8m x 4.6m

With light and power.

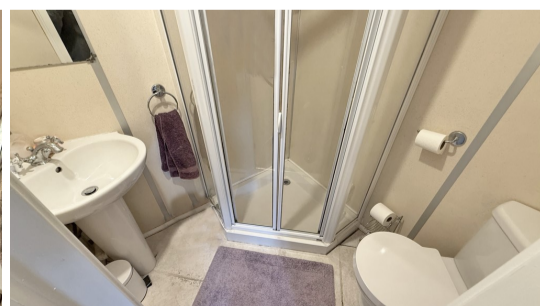
## Garden

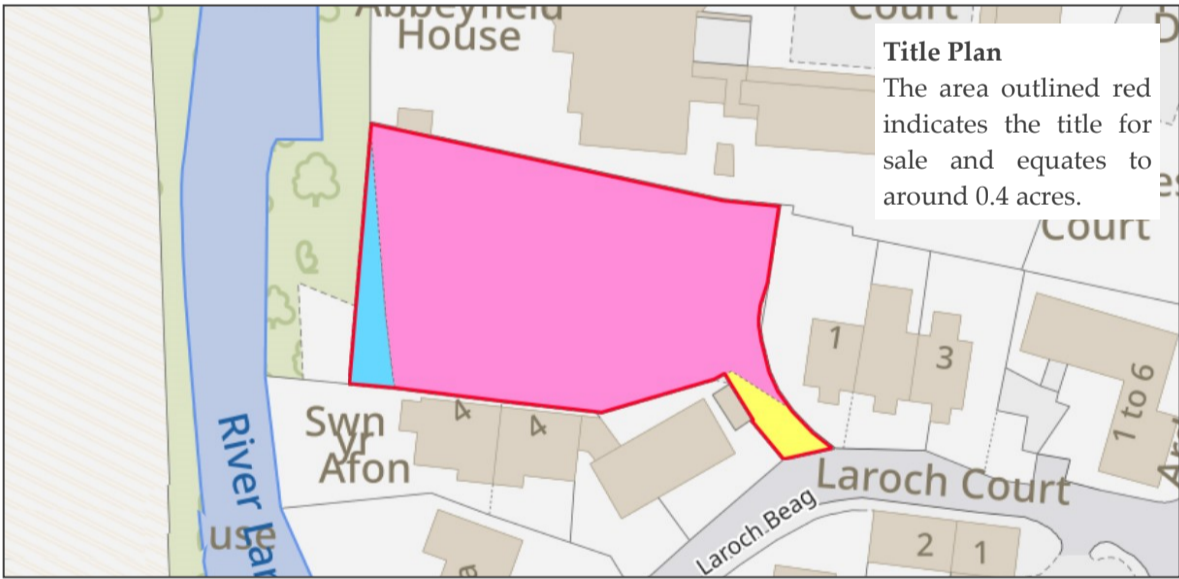
The property is set within beautifully proportioned garden grounds offering an exceptional outlook. A generous gravelled driveway to the front provides ample parking. To the rear, the landscaped garden is laid in the main to lawn, complemented by a charming feature burn and mature hedging that creates privacy. The grounds enjoy truly stunning views across the surrounding mountains, providing an ever-changing scenic backdrop. Further enhancing the appeal is a substantial wood store, a garage, and an impressive boathouse/workshop, offering excellent storage and flexible space suited to a variety of uses.

## Travel Directions

From Fort William, travel south on the A82 for approx. 13 miles and turn right in to the village of Ballachulish. Follow the road round to the left on to Albert Road and then turn right at The Laroche Bar & Restaurant on to Loan Fern. Continue along this road past the shinty park and turn right in to Laroche Beag. Proceed ahead past the three terraced cottages on the right hand side, and the entrance to Carrigart is immediately on the right hand side, well signposted.

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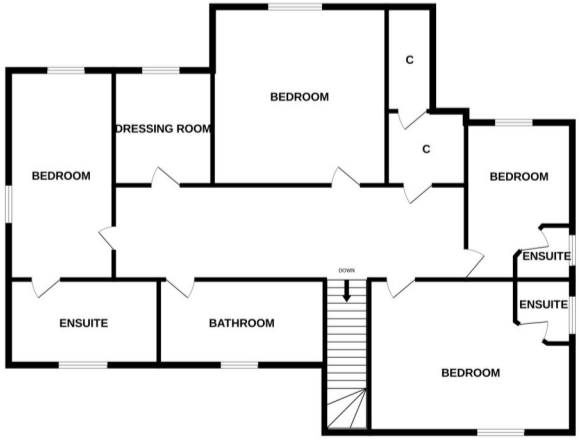
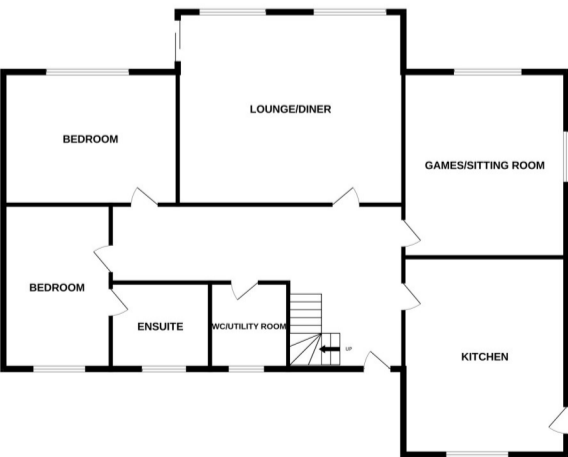
**Title Plan**  
The area outlined red indicates the title for sale and equates to around 0.4 acres.



**Floor Plan**

Ground Floor

Upper Floor



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