



## 2 WHITEROW COTTAGES | KENTALLEN | APPIN | PA38 4BU



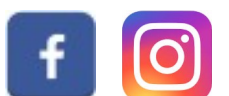
### PRICE GUIDE: £210,000

Situated in the pretty village of Kentallen near Duror, 2 Whiterow Cottages forms a most charming end-terrace cottage, set in generous garden grounds. The property enjoys stunning direct views to Loch Linnhe and the surrounding hills, and is in very good order. Double glazed, the cottage benefits from electric heating, and boasts deceptively spacious accommodation conveniently arranged over two levels. The spacious lounge provides dual aspect windows, a feature open fire and striking vaulted ceiling, whilst the remainder of the property comprises a kitchen, mezzanine dining area, bathroom and two double bedrooms. Due to the size and location, the cottage would be ideally suited as a permanent home, as an idyllic holiday retreat, or as an investment opportunity in a very buoyant self-catering market.

Kentallen is a small village set along the coastline of Loch Linnhe. There is a popular hotel with restaurant and leisure facilities in close proximity, plus a cycle track which runs between Glencoe and Oban. The nearby villages of Ballachulish and Glencoe have a range of local amenities including supermarket, medical centre, post office, cafes, pubs, restaurants and schools. There is a highly regarded 9-hole golf course in close proximity, whilst Glencoe offers spectacular hill walking, climbing and skiing. Locally, the area also offers a diverse range of activities including sailing, kayaking, mountain biking and fishing. Fort William, some 16 miles north, enjoys extensive shopping, entertainment, pubs and restaurants, and is a renowned centre for outdoor activities. Oban, 28 miles to the south, also provides a good selection of shops, cafes and restaurants and offers daily ferry services to the islands. Both towns have train stations with services to Glasgow and London.

- Charming End-Terrace Cottage
- Desirable Semi-Rural Location
- Stunning Loch Views
- Lounge with Feature Open Fire
- Kitchen
- Mezzanine Level Dining Area
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Generous Garden Grounds
- EPC Rating: G 07

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Accommodation

Entrance Porch 1.8m x 1.1m

With UPVC entrance door. Window to view and side. Tiled flooring. Door to lounge.

Lounge 9.2m x 5.0m

L-shaped, with two windows to view and to rear. Impressive feature open fireplace. Vaulted woodlined ceiling. Stairs to upper level. Doors to hallway and kitchen.

Kitchen 4.5m x 2.1m

With window to rear. Fitted with metal trim kitchen units, offset with work surfaces and breakfast bar. Stainless steel sink unit. Tiled splashback.

Hallway 1.0m x 0.9m

With doors to bedroom, bathroom. Walk-in cupboard.

Bedroom 4.5m x 2.7m

With two windows to view. Two built-in cupboards.

Bathroom 2.8m x 1.4m

With frosted window to view. Fitted with white coloured suite of WC, wash hand basin and bath. Tiled walling. Heated towel rail.

Walk-in Cupboard 1.7m x 1.0m

With power and lighting.

Upper Level

Mezzanine Dining Area 2.9m x 2.6m

With double dormer window to view. Built-in cupboard housing water tank. Door to bedroom.

Bedroom 5.3m x 4.4m

With two dormer windows to view and two to rear. Built-in cupboard.

Garden

Steps lead to the entrance, with a charming front patio providing an exceptional vantage point across the stunning loch and its ever-changing waterscape. A pathway continues around the side of the property to the rear, where a further patio area provides an ideal space for outdoor entertaining. The gardens are complemented by mature planting, including established shrubs, rhododendrons, heathers and a selection of mature trees, creating an attractive setting throughout the seasons. A garden shed provides useful additional storage. There are prescriptive rights to park on the grass area to the front of the property .

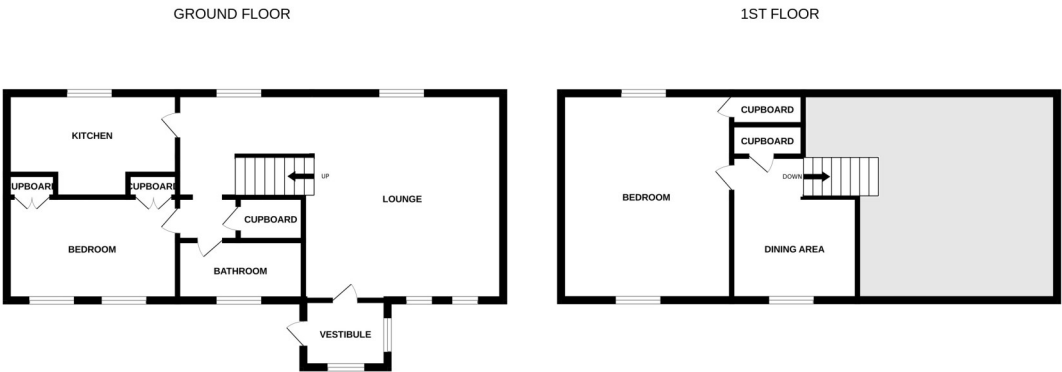
Travel Directions

From Fort William, take the A82 south and proceed over the Ballachulish Bridge. At the roundabout, take the Oban road (A828 (A85)) and follow it for approximately 2.3 miles and turn left. 2 Whiterow Cottages is located directly ahead on the right hand side.

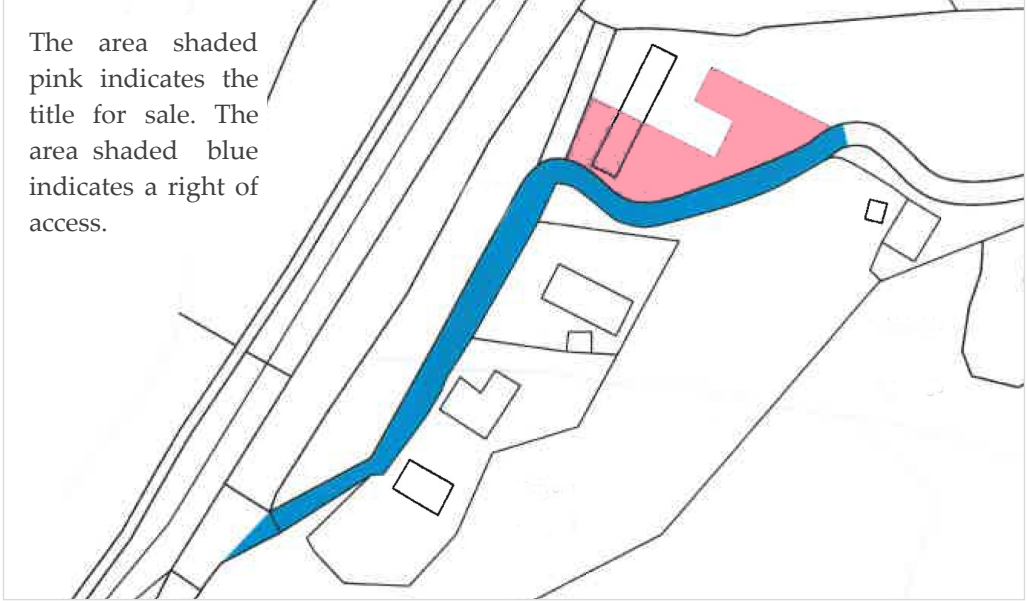
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**Note: The property will be sold as seen.**



Floor Plan



Title Plan



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