



Riverbank Cottage & The Hayloft

Lochyside, Fort William, PH33 7NX

Guide Price £375,000

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PROPERTY

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Set in a beautiful location with wonderful views over the River Lochy and towards Ben Nevis & surrounding countryside, Riverbank Cottage is a very well presented detached Cottage with 4 Bedrooms. The sizeable garden grounds surround the property, together with detached Garage with self-contained Annex. Riverbank Cottage would make a superb family home with business potential.

Special attention is drawn to the following:-

Key Features

- Lovely, detached Cottage
- Recently upgraded and in walk in condition
- Views over River Lochy & towards Ben Nevis
- Entrance Porch, Hallway, Lounge, Dining Room
- Inner Hall, Shower Room, Kitchen, 2 Bedrooms
- Upper Landing, 2 further Bedrooms (1 En Suite)
- Fully double glazed & oil central heating
- Well-maintained, extensive garden
- Children's swing & slide frame included
- Detached Garage with power & lighting
- Self-contained Annex
- Private tarmac driveway
- Convenient village location
- Wonderful family home
- No onward chain
- Vacant possession



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The ground floor accommodation comprises the Entrance Porch, Hallway, Lounge, Dining Room, Inner Hallway, Shower Room, Kitchen and 2 double Bedrooms.

The first floor accommodation offers the Upper Landing and 2 further double Bedrooms (1 with En Suite Bathroom).

In addition to its convenient village location, Riverbank Cottage was originally built in 1926 and extended in 1986 and has been lovingly upgraded in recent years, benefitting from being double glazed and with oil fired central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the tarmac driveway and entrance at the side into the Entrance Porch.

ENTRANCE PORCH 2.3m x 1.7m

With external door to the front elevation, window to the side & further window to the rear elevation, laminate flooring and door leading to the Hallway.

HALLWAY 2.3m x 2.2m

With newly carpeted stairs rising to the first floor, storage cupboard, radiator, laminate flooring and doors leading to the Lounge and Dining Room.

LOUNGE 4.3m x 3.7m

With window to the side elevation, shelved recess, multi fuel stove, radiator and laminate flooring.

DINING ROOM 4.3m x 3.8m

With window to the side elevation, multi fuel stove, radiator, laminate flooring and door leading to the Inner Hallway.

INNER HALLWAY 3.4m x 2.5m (max)

With radiator, laminate flooring, doors leading to the Shower Room, Kitchen and both ground floor Bedrooms and external door leading out to the driveway.

SHOWER ROOM 2.4m x 2.1m (max)

Fitted with a modern white suite comprising large walk-in shower enclosure, wash basin, WC, heated towel rail and laminate flooring.



KITCHEN 4.7m x 3.3m

L-shaped & fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, tiled splash backs, radiator, 2 windows to the front elevation and laminate flooring.

BEDROOM ONE 3.2m x 2.9m

With window to the rear elevation radiator and laminate flooring.

BEDROOM TWO 3.2m x 2.8m

With window to the rear elevation, radiator and fitted carpet.

UPPER LANDING 2.6m x 1.7m (max)

With Velux window to the side elevation, storage cupboards, shelved recess, radiator, newly fitted carpet and doors leading to both upper level Bedrooms.

BEDROOM THREE 4.3m x 3m (max)

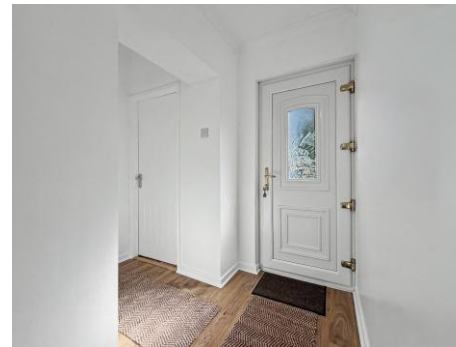
With window to the side elevation, built-in wardrobe, built-in cupboard housing the hot water tank, radiator, hatch access to the Loft and laminate flooring.

BEDROOM FOUR 4.3m x 3.5m (max)

With window to the side elevation, radiator, laminate flooring and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 2.6m x 1.7m

Fitted with a white suite comprising bath, wash basin, WC, radiator, Velux window to the side elevation and tiled flooring.



GARDEN

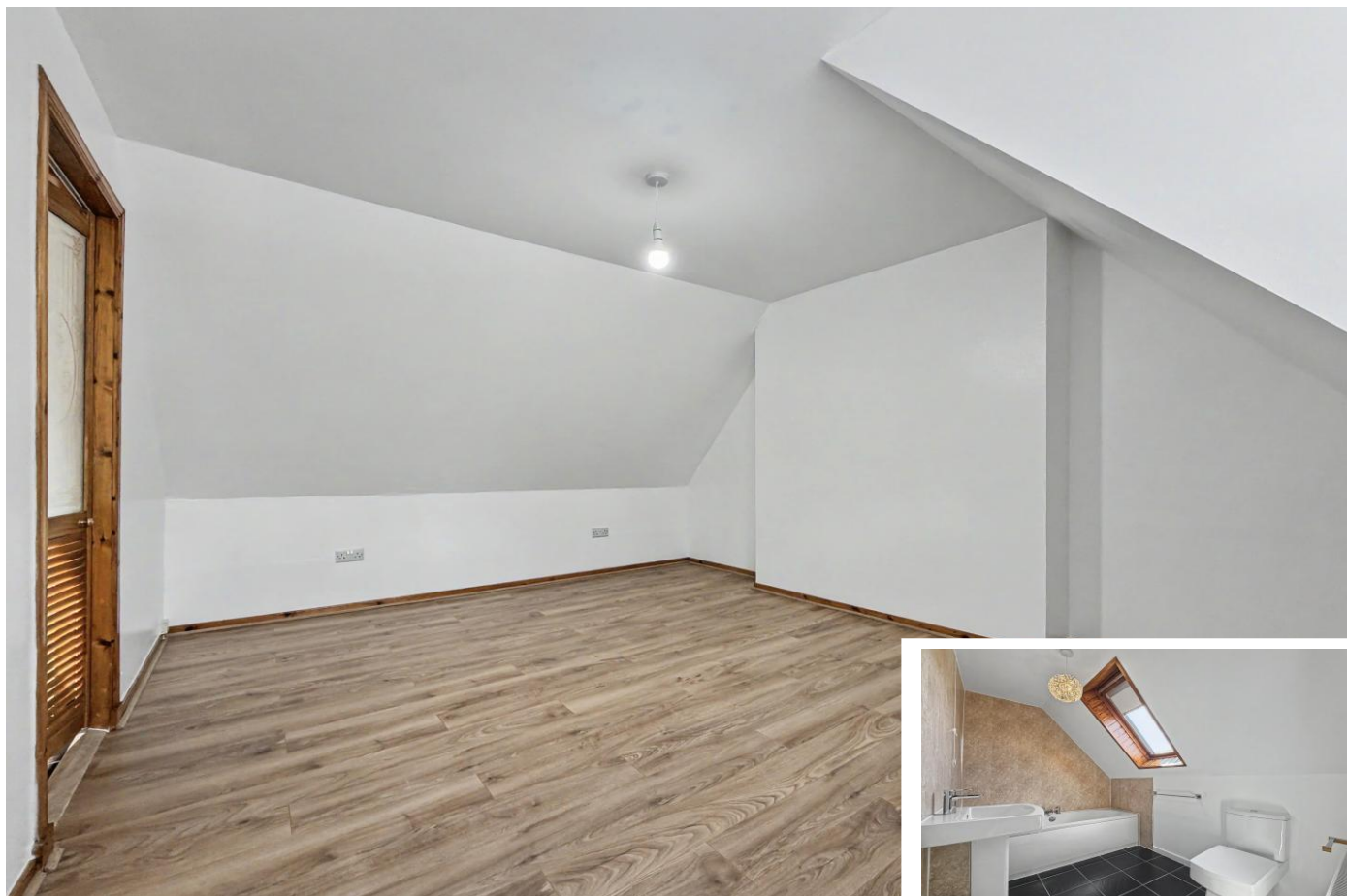
The property is accessed from the front via a tarmac driveway which leads round the side and to the rear of the property. The front garden has an enclosed area which is laid with grass and has a children's play area. There is a raised paved area to the side suitable for garden furniture. The side garden has borders planted with fruit trees, shrubs & bushes. The rear garden is also laid with grass and is enclosed with timber fencing. The detached Garage and Annex are located in the rear garden. The driveway provides ample parking for multiple vehicles.

DETACHED GARAGE 8.2m x 4.2m (max)

The garage has double wooden doors to the front elevation and a single further door to the rear elevation. There is a workbench, power, lighting and concrete flooring.

SELF CATERING ANNEX

The Annex sits to the rear & above the Garage. With Veranda leading to the Entrance Hall and Bathroom on the ground floor, wooden stairs rising to the first floor with open-plan Lounge/Kitchen/Diner and double Bedroom.



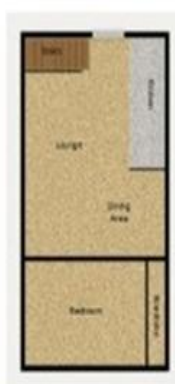
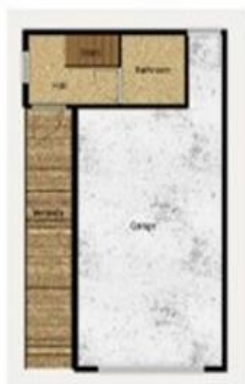
Riverbank Cottage, Lochyside



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



The Hayloft



Illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil Tank

Council Tax: Band E

EPC Rating: E43

Gross internal floor area (m²) 127

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road ahead for approximately half a mile. Riverbank Cottage is on the right-hand side and can be identified by the for sale sign.

LOCHYSIDE

Lochyside is approximately 3 miles from Fort William Town Centre. Nearby Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William. There is also a train station in Fort William with daily links to Glasgow. The station is also the starting point for The Jacobite, the only steam-powered train still running on the mainline in Great Britain.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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