



MacPhee & Partners



DRUMLOCHY | LETTERFINLAY | BY SPEAN BRIDGE | PH34 4DZ



PRICE GUIDE: £110,000

Enjoying a unique semi-rural location, with spectacular views sweeping across Loch Lochy towards the Great Glen, Drumlochy is a charming semi-detached cottage situated at Letterfinlay. Nestled within generous, mature grounds extending to approximately 0.3 acres, the property offers deceptively spacious accommodation arranged in a convenient layout over one level and benefits from double glazing. An LPG-fired central heating system is installed; however, the owner advises that this is currently not in working order. The property is in a poor state of repair and requires a comprehensive programme of refurbishment and upgrading. In particular, areas of the flooring within the bedroom accommodation have been affected by dampness and deterioration, and prospective purchasers should satisfy themselves as to the condition and extent of all works required. Subject to the necessary repairs, refurbishment and any required consents, Drumlochy offers considerable potential to create a characterful permanent home, idyllic Highland retreat or investment property. Its superb setting, generous grounds and scope for improvement present an exciting opportunity for purchasers seeking a renovation project in an enviable location.

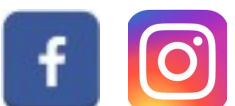
Loch Lochy is one of the three principal lochs forming part of the Caledonian Canal, which links Scotland's west and east coasts between Fort William and Inverness. Letterfinlay is situated approximately 8 miles from Spean Bridge and 15 miles from Fort Augustus, where a range of local amenities can be found. Fort William lies approximately 15 miles to the west, while the Highland capital of Inverness is around 48 miles to the east. The surrounding area offers an abundance of outdoor and recreational opportunities, with Loch Oich, the Caledonian Canal, the Great Glen Cycle Route and the Great Glen Way all within relatively easy reach.

- Charming Semi-Detached Cottage with Stunning Loch Views
- Semi-Rural Location at Letterfinlay
- Requires Refurbishment & Upgrading
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Double Glazing
- LPG Fired Central Heating System (not in working order)
- Generous Garden Grounds of around 0.3 Acres
- Shed & Wood Store
- EPC Rating: G 05



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Zoopla.co.uk

PrimeLocation.com

Accommodation

Kitchen 4.5m x 2.7m
L-shaped, with frosted half glazed UPVC entrance door. Windows to front and rear loch views. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Tiled splashback. Built-in cupboard housing hot water tank. Door to lounge/diner.

Lounge/Diner 4.5m x 4.0m
Slightly L-shaped, with windows to front and rear loch views. Fireplace with electric insert, tiled surround, wooden overmantle and granite hearth. Door to hallway.

Hallway
L-shaped, with window to side. Built-in cupboard. Frosted half glazed UPVC door to rear garden. Hatch to loft. Doors to bathroom, cloakroom and bedrooms.

Bathroom 2.4m x 1.6m
With frosted window to front. Fitted with cream coloured suite of WC and bath, with shower attachment over. Tiled walls. Wooden parquet flooring.

Cloakroom 2.4m x 1.0m
With frosted window to front. Fitted with cream coloured suite of WC and wash hand basin. Tongue-and-groove half walling. Tiled splashback.

Bedroom 3.6m x 3.0m
With window to side.

Bedroom 3.9m x 3.0m
With window to side.

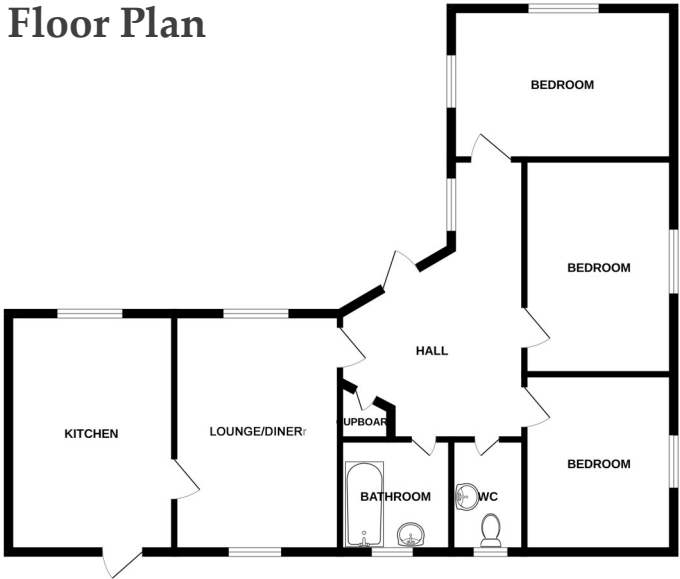
Bedroom 4.2mx 3.7m
With window to side and rear loch views.



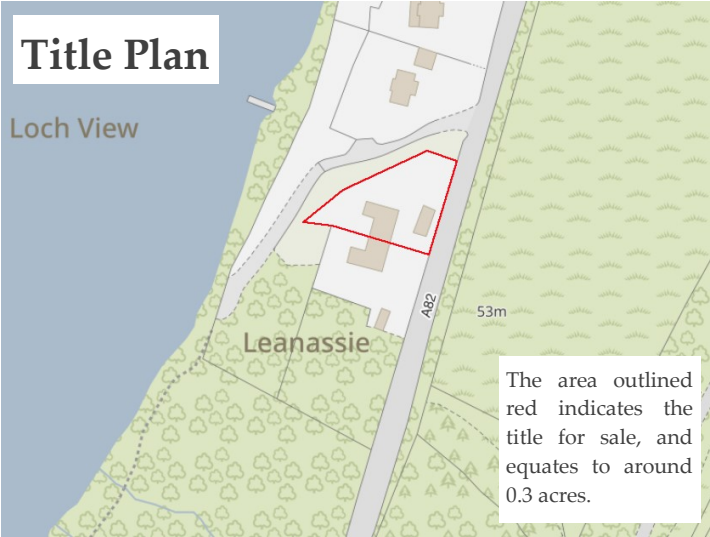
Garden
The property is approached by a shared gravel driveway, leading to Drumloch and the adjoining property only. The ground directly to the left offers a parking area, shed and wood store. Steps lead to the entrance door and a concrete pathway runs round the entire property. The remainder of ground is laid in the main to lawn, offset with mature trees, shrubs, bushes and seasonal planting, providing colour and interest.

Travel Directions
From the Shell petrol station, travel north on the A82, Fort William to Inverness road for around 14 miles. The property is located on the left hand side of the straight, before The Whispering Pine Lodge Hotel at Letterfinlay. Turn left and left again to the private single track road. The property is the first property on the right hand side.

Floor Plan



Title Plan



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VIEWING SAFETY NOTICE:
Due to the current condition of the property, including holes and unsafe areas of flooring, all viewers will be required to sign a safety disclaimer before entering the property. **Viewings are undertaken at the viewer's own risk.** Suitable footwear is strongly advised.



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 6)'.