



Ardchattan

North Ballachulish, Onich, Fort William, PH33 6RZ

Guide Price £225,000

Fiuran
PROPERTY

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Ardchattan is a beautifully presented, traditional stone built Cottage with 2 Bedrooms. Delightfully renovated to a high standard and located in a South Westerly position with views over Loch Linnhe & to the Beinn Bheithir range of mountains beyond. In walk-in condition, Ardchattan will make a wonderful family home, an ideal buy-to-let investment, or an idyllic holiday home.

Special attention is drawn to the following:-

Key Features

- Detached stone built Cottage
- Views over Loch Linnhe & beyond
- Very desirable picturesque location
- Hallway, Lounge, Kitchen/Diner, Bathroom
- Cloakroom and 2 double Bedrooms
- Multi-fuel stove & oil fired central heating
- Double glazed windows & external doors
- Mature garden with raising decking area
- Private parking to the front of the Cottage
- EPC Rating C69
- Wonderful family home
- Perfect buy-to-let investment
- Idyllic holiday home
- No onward chain
- Vacant possession



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The accommodation comprises the "T" shaped Hallway, Lounge, Kitchen/Diner, Bathroom, Cloakroom and 2 double Bedrooms. There is also a small Loft which is accessed via a hatch in the Hallway.

In addition to its picturesque location, Ardchattan occupies a sizeable plot and is positioned to enjoy the loch & mountain views. Originally built around 1880 and upgraded in more recent years, the property extends to approximately 78 m², benefits from oil fired central heating and has double glazed windows & external doors.

Externally, the well-established mature garden has lovely loch & mountain views. The front garden is laid mainly with gravel and provides parking. There is a timber gated fenced area to the front which leads to the front door and round the side of the property to the rear garden. The rear garden is on 2 levels. The lower level is laid with gravel with flower beds planted with mature shrubs & bushes, steps lead to the upper level. The upper level is laid with grass and houses an attractive composite decking area offering space for dining alfresco, entertaining and a superb place to sit and enjoy the amazing views. The rear garden also houses the oil tank.

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

APPROACH

Via the front of the property and entrance into the Hallway.

HALLWAY 7.4m x 4m (max)

"T" shaped with external door to the front elevation, radiator, Velux window to the rear elevation, laminate flooring and doors leading to the Lounge, Bathroom, Cloakroom & both Bedrooms and external door leading out to the rear garden.

LOUNGE 4.6m x 3.8m

Spacious room with 2 windows to the front elevation, 2 further windows to the rear elevation, attractive multi-fuel stove set on a slate hearth, radiator, laminate flooring and door leading to the Kitchen/Diner.

KITCHEN/DINER 5.3m x 3.8m

Bright room with vaulted ceiling, fitted with base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, electric oven & electric hob with extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, space for dining table, windows to the front & rear elevations bring in natural light to this lovely room, radiator and slate tile flooring.

CLOAKROOM 1.8m x 0.8m

With wash basin. WC, radiator and laminate flooring.



BEDROOM ONE 3m x 2.4m

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

BEDROOM TWO 3.8m x 2.9m

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

BATHROOM 2.3m x 2.1m

With white suite comprising bath with shower over, wash basin, WC, wall mounted mirror, heated towel rail, Velux window to the front elevation, partly tiled walls and tiled flooring.

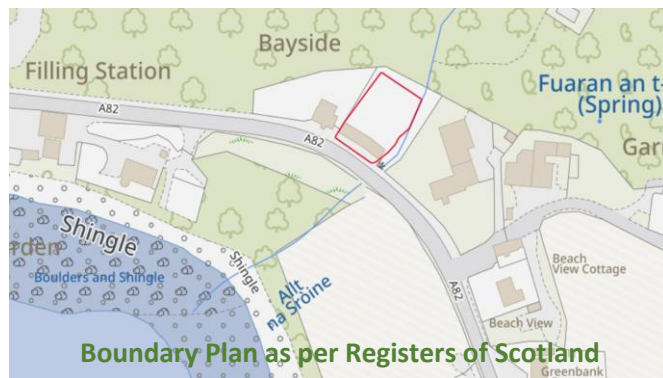
SHORT TERM LETTING LICENCE

Ardchattan currently holds a short-term licence to let and has been rented out as a very successful letting unit. The business, furniture & contents are available under separate negotiation.



LOCATION

The area of Onich is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. Nearby Onich offers a filling station, hotels, pubs, and a church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas. The nearby Village of Ballachulish is just a 7 minute drive away and offers further amenities to include a well-used community village hall, supermarket, post office, restaurant, pub, fish & chip shop, patisserie, hardware store, cafe, hotel, doctors and a church. The nearest town is Fort William, which is approximately 20 minutes by car or bus.



Ardchattan, North Ballachulish



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



GENERAL INFORMATION

Services: Mains electricity, water & drainage

Council Tax: Band TBC

EPC Rating: C69

Gross internal floor area (m²) 78

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

Travelling on A82 southbound from Fort William for around 10 miles, passing The Corran Ferry on the right, continue ahead on the A82 passing the filling station on the right. Ardchattan is on the left hand side and can be identified by the For Sale sign.

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 view the property in person and should they wish to pursue, 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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Nearby Loch & Mountain Views

