

9 West Laroch

Ballachulish, PH49 4JJ

Guide Price £185,000

Fiuran PROPERTY

9 West Laroch

Ballachulish, PH49 4JJ

Located in the much sought after village of Ballachulish, 9 West Laroch is a very desirable semi-detached House. With enclosed garden to the front, side & rear and with fine open mountain views, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spacious semi-detached House
- Village location with mountain views
- Porch, Hallway, Lounge/Diner, Kitchen
- Bedroom, Shower Room, Upper Landing
- 2 further double Bedrooms
- Excellent storage including Loft
- Double glazed windows
- Air source central heating system
- Sizeable private garden to front, side & rear
- Wonderful family home
- Perfect first time buyers' property
- Ideal buy-to-let investment
- Within walking distance of local amenities
- Vacant possession
- No onward chain



Located in the much sought after village of Ballachulish, 9 West Laroch is a very desirable semi-detached House. With enclosed garden to the front, side & rear and with fine open mountain views, it would make a wonderful family home.

The ground floor accommodation comprises Porch, Hallway, Lounge/Diner, Kitchen, double Bedroom and Shower Room. The first-floor accommodation offers the Upper Landing with walk-in storage cupboard, and 2 further double Bedrooms.

In addition to its convenient location, 9 West Laroch is brought to the market without a forward chain. The property is fully double glazed & benefits from modern air source central heating. Externally, there is a sizeable garden to the front, side and rear.

Ballachulish village offers a range of facilities including a nursery, primary school, children's play park, a well-used community village hall, supermarket, post office, hardware store, restaurant, pub, fish & chip shop, patisserie, cafe, hotel, doctors and church. The secondary school is located in the nearby village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

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

APPROACH
Via the enclosed, gated front garden and entry into the Porch.

PORCH 1m x 0.6m
With external double doors to the front elevation, vinyl flooring and door leading to the Hallway.

HALLWAY 4m x 2.4m (max)
With carpeted stairs rising to the first floor, window to the front elevation, understairs storage area, electrical fuse box, radiator, laminate flooring and doors leading to the Lounge/Diner, Bedroom One and the Shower Room.

LOUNGE/DINING AREA 6.4m x 4m (max)
A bright L-shaped room with dual aspect windows to the front & rear elevations, 2 radiators, fitted carpet and door leading to the Kitchen.

KITCHEN 4.1m x 2.4m
Fitted with white gloss base & wall mounted units, work surfaces over, sink & drainer, electric double oven, electric hob with extractor hood over, freestanding fridge/freezer, washing machine, windows to the rear elevation, vinyl flooring and external door leading out into the rear garden.

BEDROOM ONE 3m x 2.5m
With window to the front elevation, radiator and fitted carpet.





SHOWER ROOM 3.3m x 1.5m
Fitted with a white suite comprising walk in shower enclosure, WC & wash basin, radiator, frosted window to the rear elevation and vinyl flooring.

UPPER LANDING 2.9m x 1.2m
With window to the rear elevation, large walk in storage cupboard, eaves storage, radiator, doors leading to both the upper level Bedrooms and access hatch to the Loft.

BEDROOM TWO 4m x 3.7m (max)
With window to the front elevation, walk in wardrobe with sliding doors, radiator and fitted carpet.

BEDROOM THREE 4m x 3.7m (max)
With window to the front elevation, wardrobe, built in cupboard housing the hot water tank, radiator and wooden floorboards.

EXTERIOR
With sizeable garden surrounding the property offering fine open mountain views. The front garden is laid mainly with grass, offset with a paved path leading to the front door. A timber fence with a gate leads through to the side & rear garden. The rear garden is on 2 levels. The lower level is laid with paving slabs with steps leading to the upper level. The upper level is laid mainly with grass and houses a greenhouse. There is free parking to the front of the property.









9 West Laroch, 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 water, electricity and drainage

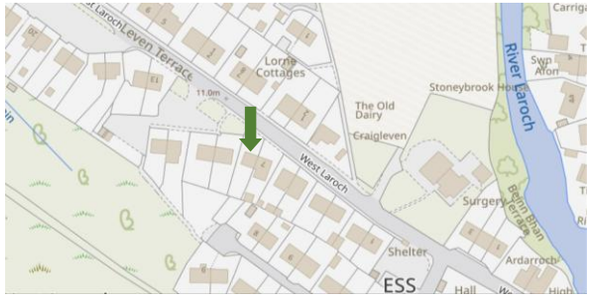
Council Tax: Band C
EPC Rating: D59
Gross internal floor area (m2) : 88
Local Authority: Highland Council

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 south on the A82 for approx. 13 miles and turn right into the village of Ballachulish. Turn immediately right and then left on to West Laroch and follow the road straight ahead. 9 West Laroch is located in the crescent on the right hand side and can be identified by the For Sale sign.



LOCATION

Ballachulish is a village steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round.

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.

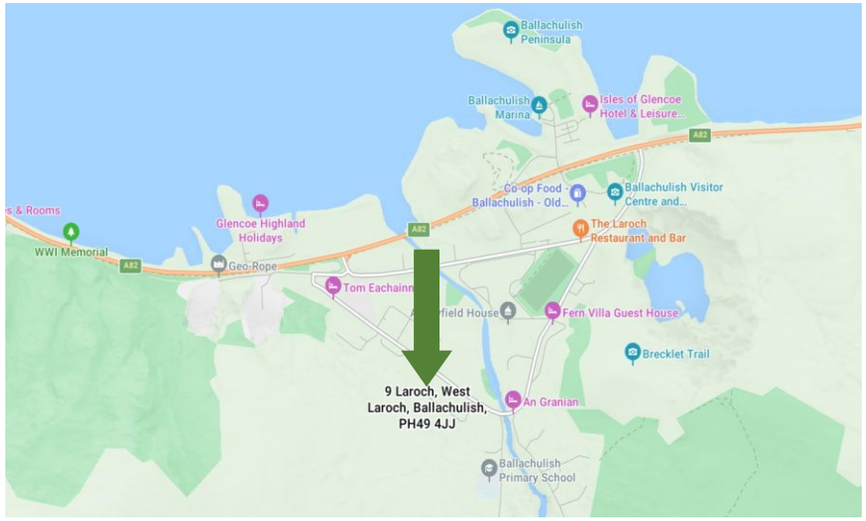
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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.



Fiuran PROPERTY

T: 07471 783 721
E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



Elevated views above Ballachulish and Loch Leven