



9 Argyll Cottages

Ballachulish, PH49 4JF

Guide Price £175,000

Fiuran
PROPERTY

[Fiuran.co.uk](https://fiuran.co.uk)

9 Argyll Cottages

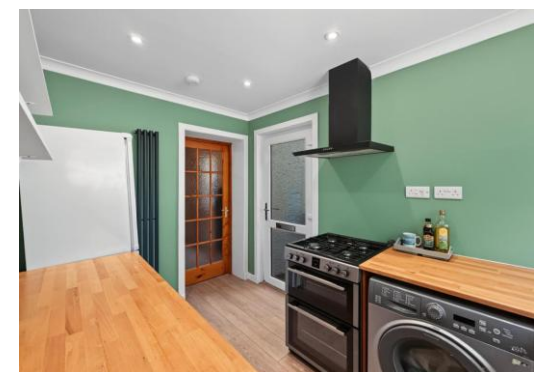
Ballachulish, PH49 4JF

9 Argyll Cottages is a very desirable semi-detached House with 3 Bedrooms, located in the much sought-after village of Ballachulish. With private garden and open views over Loch Leven & mountains beyond this property would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spacious semi-detached House
- Village location with loch & mountain views
- Accommodation in a traditional layout
- Entrance Porch, Hallway, Lounge, Dining Room
- Kitchen, Bedroom, Bathroom, Upper Landing
- WC, 2 further double Bedrooms & Loft
- Attractive log burning stove in Lounge
- Air source central heating
- Double glazed windows & exterior doors
- 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
- On a local bus service route
- Vacant possession
- No onward chain



9 Argyll Cottages is a very desirable semi-detached House with 3 Bedrooms, located in the much sought-after village of Ballachulish. With private garden and open views over Loch Leven & mountains beyond this property would make a wonderful family home.

The ground floor accommodation comprises Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Bedroom, and Bathroom. The first-floor accommodation offers the Upper Landing, WC and 2 further double Bedrooms.

In addition to its convenient location, 9 Argyll Terrace is brought to the market without a forward chain. The property is fully double glazed & benefits from 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, restaurant, pub, fish & chip shop, patisserie, hardware store, cafe, hotel, doctors and a 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 steps at the front garden leading up to the entrance Porch

ENTRANCE PORCH 1.7m x 1.6m

With window to the side elevation, laminate flooring and door leading to the Hallway.

HALLWAY 2m x 1.7m

With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge, Bedroom One and the Bathroom.

LOUNGE 4.7m x 3.8m

A bright & spacious room with picture window to the front elevation taking full advantage of the elevated views over the village, loch & mountains, recess shelving, attractive log burning stove, radiator, fitted carpet and door leading to the Dining Room.

DINING ROOM 2.7m x 2.4m

With storage cupboard, recess housing the hot water tank, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 3.3m x 2.1m

Fitted with base units, complementary work surfaces over, Belfast style sink, Lpg cooker with extractor hood over, freestanding fridge/freezer, washing machine, radiator, window to the rear elevation, laminate flooring and external door leading to the rear garden.

BEDROOM ONE 3.2m x 2.7m (max)

Window to the rear elevation, storage cupboard, radiator and laminate flooring.

BATHROOM 2.4m x 1.7m

Fitted with a white suite comprising bath with mains shower over, wash basin set in a vanity unit, WC, frosted window to the side elevation and vinyl flooring.



UPPER LANDING 3.7m x 2m

With window to the rear elevation, fitted carpet and doors leading to the WC and both upper level Bedrooms.

WC 1.4m x 1.1m

Fitted with a white suite comprising wash basin and WC and laminate flooring.

BEDROOM TWO 3.8m x 3.6m

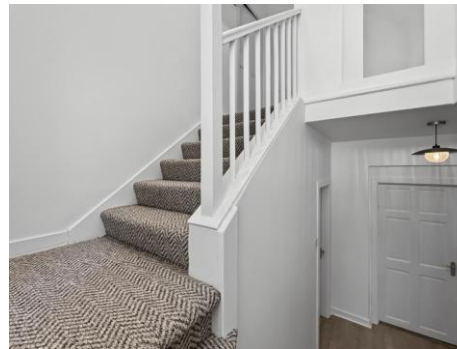
With picture windows to the front elevation with stunning elevated views over the village, Loch Leven towards the Ballachulish Bridge and beyond, large walk-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.5m x 2.8m

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

EXTERIOR

With sizeable garden surrounding the property offering fine open loch & mountain views to the front. The front is tiered and is laid mainly with grass and is planted with mature trees, shrubs & bushes. The side garden is laid with gravel and leads round to the rear garden. The rear garden houses an attractive raised timber decking area which is an ideal place for garden furniture & for dining alfresco. There is a plastic storage unit & wood store in the rear garden. The remaining rear garden is laid with grass and again planted with mature trees, shrubs & bushes.



9 Argyll Terrace, 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:** D63

Gross internal floor area (m²) 97

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. Take the second entrance into the village of Ballachulish. Continue ahead passing the tourist information centre on the right hand side, turn left onto Loan Fern down past the fish & chip shop and patisserie. Continue ahead past the shinty park which is on the right hand side. At the end of the shinty park take the next turning left into Argyll Cottages, please note that this street is one way. Number 9 is the first house of the 2nd semi-detached houses from the far side. The property 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.

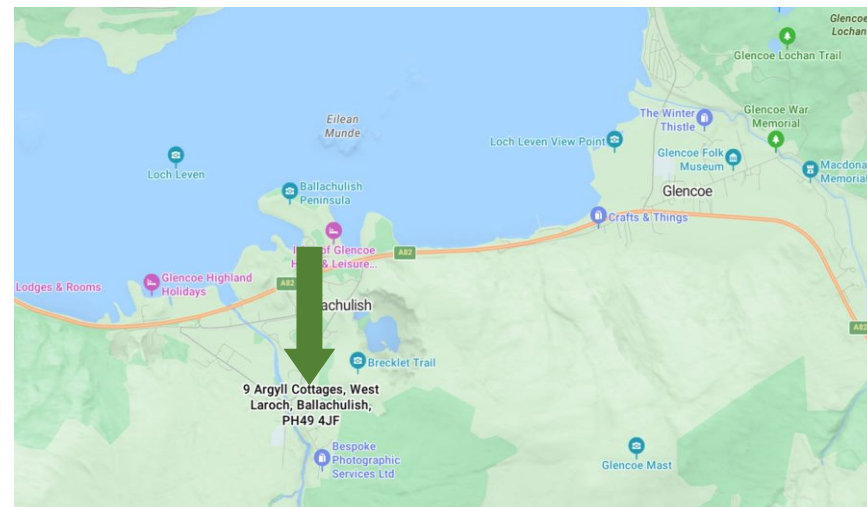
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

