



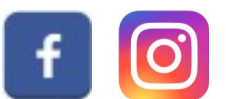
## 1 ARDRHU COTTAGES | ONICH | BY FORT WILLIAM | PH33 6SD

### OFFERS OVER: £ 275,000

Nestled within the exclusive and highly sought-after hamlet of Ardrhu in Onich, this charming end-terrace cottage occupies generous grounds with an integral garage and enjoys breathtaking, uninterrupted views across Loch Linnhe, all within easy walking distance of the shoreline. Presented in very good order throughout, the accommodation is both welcoming and versatile. The ground floor comprises a well-appointed kitchen, a comfortable lounge featuring a cosy multi-fuel stove, a bright dining/sitting room with patio doors opening directly onto the spacious grounds, and a contemporary shower room. Upstairs, the property offers three generously proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family bathroom. Further benefits include LPG central heating and double glazing throughout, ensuring comfort in every season. 1 Ardrhu Cottages presents a rare opportunity to acquire a superb permanent residence, an idyllic Highland holiday escape, or an exciting investment within the thriving self-catering market, with Short-Term Let (STL) consent already in place. The current owners are also open to negotiating the inclusion of furniture by separate arrangement.

Onich is a charming and popular residential village stretching along the coast of Loch Linnhe, with Fort William and Glencoe an easy 15-minute commute in either direction. The area offers superb walks and trails throughout Glenrigh Forest in neighbouring Inchree, home to its well-known multi-cascade waterfall. Local amenities are close by, and the location is ideally placed to enjoy the many leisure activities the region provides. Inchree also offers a popular pub and restaurant, while a short ferry trip to Ardgour provides further dining options. Onich itself has a church, along with hotels, pubs and restaurants. Primary schooling is available in nearby North Ballachulish, with secondary schools in Fort William, Kinlochleven and Strontian. Recognised as the 'Outdoor Capital of the UK', the area attracts year-round visitors for walking, mountaineering, skiing, sailing, fishing, golf and sightseeing.

- Most Attractive End-Terrace Cottage
- Desirable Semi-Rural Location with Loch Views
- Business Opportunity
- Semi Open -Plan Lounge & Kitchen
- Dining/Sitting Room
- 3 Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom & Family Shower Room
- Double Glazing & LPG Fired Central Heating
- Garden Grounds of around 0.2 acres
- Internal Garage & Allocated Parking
- **Vacant Possession: November 2026**
- EPC Rating: D 56



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**Accommodation**

**Entrance Hallway**

With UPVC entrance door. Stairs to upper level. Doors to kitchen, lounge and shower room.

**Kitchen Area 3.8m x 2.4m**

With window to front. Fitted with white coloured kitchen units offset with marble effect work surfaces and upstands. Gas hob with electric oven below. Stainless steel sink unit. Plumbing for dishwasher. Open to lounge.

**Lounge Area 6.8m x 3.6m**

With two windows to rear. Feature multi-fuel stove set on stone hearth. Built-in cupboard. French doors to dining/sitting room.

**Dining/Sitting Room 5.9m x 3.3m**

With triple aspect, full length, windows to views. Patio door to side.

**Shower Room 2.9m x 1.0m**

Fitted with white coloured suite of WC, wash hand and tiled shower cubicle with mains shower. Tiled splashback.

**Upper Level**

**Landing**

Doors to bathroom and bedroom. Hatch to loft. Built-in cupboard.

**Bathroom 2.0m x 1.8m**

With window to rear. Fitted with white coloured suite of WC, wash hand basin and bath with mains shower over. Tiled splashback.

**Bedroom 3.5m x 3.0m**

With window to front. Built-in wardrobe.

**Bedroom 3.7m x 3.0m**

With windows to front and side.

**Principal Bedroom 4.1m x 3.7m**

With windows to side and rear. Built-in wardrobes. Door to en-suite shower room.

**En-Suite Shower Room 2.5m x 2.4m**

With frosted window to rear. Fitted with modern white coloured suite of WC, wash hand basin and walk-in, tiled, shower cubicle with mains shower.



**Garden**

The property enjoys a large corner garden with direct views to the loch. Laid to lawn surrounded by a charming stone wall. Internal garage.

**Travel Directions**

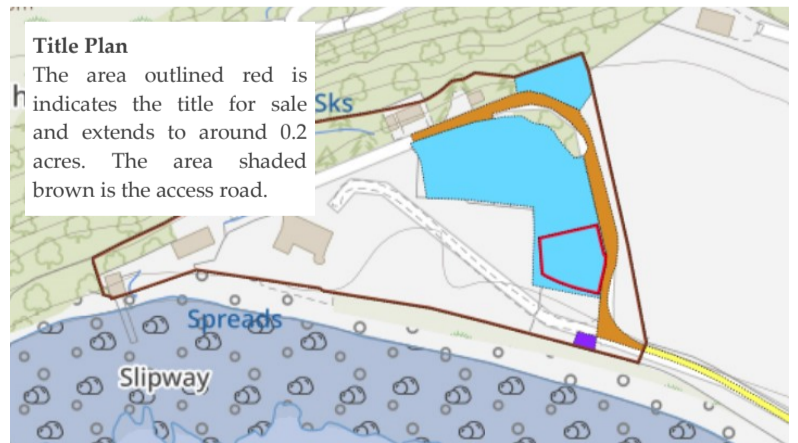
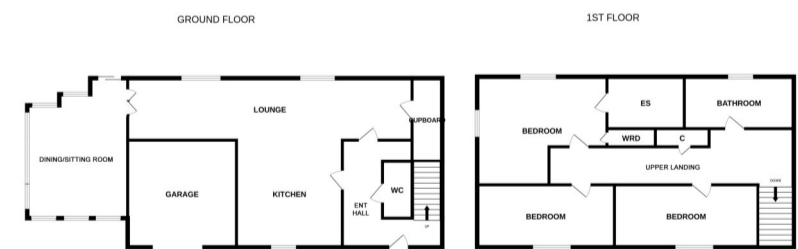
From Fort William proceed southwards, approximately one mile past the turnoff to the Corran Ferry. On approaching the 30mph signs, take the first right signposted Cuilcheanna. Proceed down the single track road and Ardrhu Cottages are located at the end – Number 1 is the first property on the left hand side.

what3words

sparrows.beam.interests



**Floor Plan**



**Title Plan**

The area outlined red indicates the title for sale and extends to around 0.2 acres. The area shaded brown is the access road.



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)'.