



Kinloch Lodge

West Laroach, Ballachulish, PH49 4JP

Guide Price £325,000

Fiuran
PROPERTY

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Kinloch Lodge is a beautifully presented & spacious detached Villa, located in the much sought-after village of Ballachulish. With well-maintained garden and wonderful mountain views, it would make a superb family home, Idyllic holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Stunning detached Villa with mountain views
- Built in 2011 & finished to high specifications
- Covered Entrance Porch, Hallway, Lounge
- Open plan Dining Room & Kitchen, Bathroom
- Landing, 2 double Bedrooms both En Suite
- Double glazed windows with secondary glazing
- Oil central heating with combi boiler
- Well-maintained garden with block built shed
- Private gravelled parking for 2 vehicles
- Within walking distance of local amenities
- Ideal spacious family home
- Perfect business opportunity



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The Ground Floor accommodation comprises the covered Porch, Hallway, Lounge, open-plan Dining Room & Kitchen, and Bathroom.

The First Floor accommodation offers spacious Upper Landing and 2 Bedrooms both with En Suite Shower Rooms.

In addition to its beautiful & quiet location, Kinloch Lodge is fully double glazed throughout and benefits from oil central heating.

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, patisserie, fish & chip shop, pub & restaurant, cafe, hotel, doctors and churches, 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 a shared gravelled driveway leading to the property and to the private parking area. Entry at the front into the Hallway or into the Kitchen

COVERED PORCH

Attractive feature brick archway with paving slabs to the front door which then leads into the Hallway.

HALLWAY 3.9m x 3.8m (max)

Spacious & welcoming room with carpeted stairs rising to the first floor, under stairs storage area, radiator, doors leading to the Lounge, Dining Room & Bathroom and fitted carpet.

LOUNGE 5.3m x 4.1m (max)

Bright family room with bay window to the rear elevation, radiator, fitted carpet and door leading to the Kitchen.

DINING ROOM 6.6m x 5.2m (inc. Kitchen)

Open plan to the Kitchen with bay window to the front elevation, French doors opening out to the side garden, 2 radiators and wooden flooring.



KITCHEN

Open-plan to the Dining Room and fitted with a range of oak base & wall mounted units with underlighting, complementary work surfaces over, Leisure Roma 100 Range cooker with extractor hood over, 2 Belfast style sinks, tiled splash-backs, plumbing for dishwasher, plumbing for washing machine, space for freestanding fridge/freezer, center island, radiator, wooden flooring and external door leading to the side garden and parking area.

BATHROOM 3.9m x 2.1m (max)

L-shaped with dual aspect windows to the front & side elevations, white suite comprising corner bath, wash basin & WC heated towel rail, partly tiled walls & tiled flooring.

UPPER LANDING 3.4m x 3.4m

With wooden balustrade, window to the front elevation, storage cupboard, radiator, fitted carpet and doors leading to both Bedrooms.

BEDROOM ONE 4.5m x 3.2m (max)

With window to the rear elevation, built-in wardrobe, wooden flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.5m x 2.1m (max)

With frosted window to the front elevation & further window to the side elevation, white suite comprising shower cubicle, wash basin, WC, heated towel rail, partly tiled walls and vinyl flooring.



BEDROOM TWO 4.5m x 3.7m (max)

With triple aspect windows to the rear & side elevations, built-in wardrobe, radiator, wooden flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.1m x 1.8m

With frosted window to the front elevation, white suite comprising shower cubicle, wash basin, WC, heated towel rail, partly tiled walls and vinyl flooring.

GARDEN

The well-maintained garden surrounds the property and captures the picturesque mountain views. The front and side gardens are laid mainly with gravel and provides private parking for 2 vehicles. The rear garden is laid mainly with grass and is offset with mature trees, shrubs, bushes & seasonal planting with ample space for garden furniture, it is a superb place for relaxing and taking in the amazing views. The side garden houses a block built shed.



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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 & drainage.

Council Tax: Band E

Gross internal floor area (m²) 115

EPC Rating: C75

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. Just after the 50 mile an hour speed limit sign and just before the entrance to Ballachulish Village turn left at Lochside Cottages. Turn immediately right and Kinloch Lodge is the 2nd house along.

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 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 views over Loch Leven
& the stunning countryside

