



Alford

7 Upper Carnoch, Glencoe, PH49 4HU

Offers Over £325,000

Fiuran
PROPERTY

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7 Upper Carnoch, Glencoe, PH49 4HU

The sale of Alford offers a very rare opportunity to purchase a decrofted, detached Cottage sitting on approximately 0.9 acre of garden ground, together with owner occupied croft land extending to approximately 3.5 acres. Sitting above the banks of the River Coe and located in the much sought after & picturesque village of Glencoe, Alford has spectacular views of the Pap of Glencoe and the surrounding countryside and offers the new owners a wonderful family home with a fantastic lifestyle.

Special attention is drawn to the following:-

Key Features

- Delightful, detached decrofted Cottage
- Recently renovated to a high standard
- Unrestricted mountain views
- In the heart of village of Glencoe
- Croft extending to approx. 3.5 acres
- Shares in the Carnach Common Grazing
- Porch, Hallway, Lounge, Kitchen, Utility
- Conservatory, ground floor Bedroom
- Shower Room, Landing & 2 further Bedrooms
- Double glazed windows & oil heating
- Various outbuildings including garage
- Private off-street parking
- Wonderful family home
- No onward chain



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The ground floor accommodation comprises the entrance Porch, Hallway with stairs rising to the first floor, Lounge, Conservatory, Kitchen, Utility, Shower Room and Bedroom.

The first-floor accommodation offers the Upper Landing and 2 further Bedrooms.

Alford has been recently modernised throughout to a high standard and is located near the Massacre of Glencoe Monument. The monument is a memorial to the Massacre of Glencoe, which took place in Glencoe on 13 February 1692, following the Jacobite uprising of 1689–92. The Cottage benefits from double glazed uPVC windows & doors and has oil fired central heating. This very attractive property is situated in the heart of Glencoe Village, which is steeped in history and is surrounded by the most breathtaking scenery of mountains and lochs.

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

APPROACH

Via the gated front garden and entrance into the Porch or via the rear garden and into the Utility.

ENTRANCE PORCH 1.2m x 1.1m

With external door to the front elevation, 2 windows to each side elevation and door leading to the Hallway.

HALLWAY 3.4m x 2.9m (max)

With stairs rising to the first floor, under stairs storage cupboard, radiator and doors leading to the Lounge, Shower Room and the ground floor Bedroom.

LOUNGE 4.4m x 2.7m (max)

With windows to the front elevation with fine open views towards the Pap of Glencoe, fireplace, radiator and doors leading to the Conservatory and the Kitchen.

CONSERVATORY 4.4m x 4.1m

With wrap around windows with open mountain views, radiator, patio doors leading out to the rear garden and out onto the patio area, which is a perfect place for dining furniture, for eating alfresco and for enjoying the wonderful views across the croft and countryside beyond.

KITCHEN 4.5m x 2.1m

Fitted with a range of modern oak base & wall mounted units, granite work surfaces over, electric oven, electric hob, Belfast style sink & drainer, integrated dishwasher, integrated fridge/freezer, 2 windows to the rear elevation with views out over the croft, radiator, tiled walls & flooring and semi-open plan to the Utility area.



UTILITY AREA 2.1m x 0.9m

With window to the rear elevation, plumbing for washing machine, tiled flooring and external door leading to the side garden.

SHOWER ROOM 2.5m x 1.9m

With white suite comprising of walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, tiled walls and tiled flooring.

BEDROOM ONE 4.1m x 3.9m (max)

With dual aspect windows to the front & side elevations and radiator.

UPPER LANDING 3.2m x 1.9m

With windows to the front elevation with splendid views towards the Pap of Glencoe and doors leading to both upper-level Bedrooms.

BEDROOM TWO 2.7m x 2.7m(max)

With windows to the front elevation, built-in wardrobe and radiator.

BEDROOM THREE 3.6m x 2.7m (max)

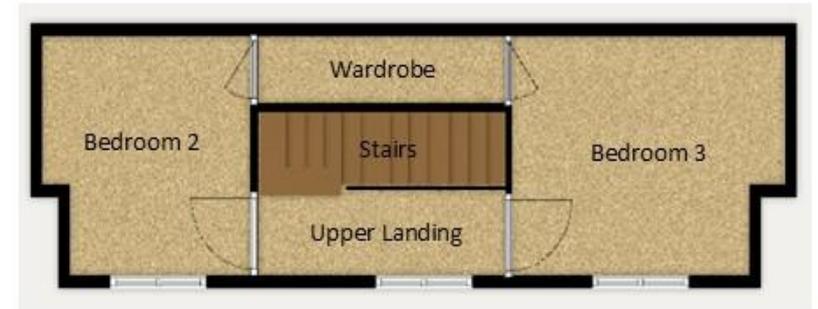
With windows to the front elevation, built-in wardrobe and radiator.

GARDEN

The immediate garden grounds surrounding the property has been decrofted and extends to approximately 0.9 acre and is shown highlighted in green on the plan below. The garden is bounded by a mixture of timber fencing & wire fencing and is laid mainly with grass offset with gravel paths. The garden is planted with mature trees, shrubs & bushes and houses a timber shed.



Alford, Upper Carnoch



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, drainage & electricity.

Council Tax: Band C **EPC Rating:** E52

Gross Internal Floor Area : 96 m²

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.



GLENCOE

Glencoe village offers a primary school, well attended village hall, museum, hotel, filling station, church and dentist. With further amenities in nearby Ballachulish. The secondary school is located in the 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, Glasgow and surrounding areas.

DIRECTIONS

From Fort William take the A82 road south for approx. 16.5 miles. Over the Ballachulish bridge at the roundabout take second exit staying on A82 south. Pass by the village of Ballachulish. At Glencoe junction turn right into Glencoe Village and continue ahead turning right before the bridge leading to Upper Carnoch. Continue up the hill past the monument. Alford is located on the right-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.

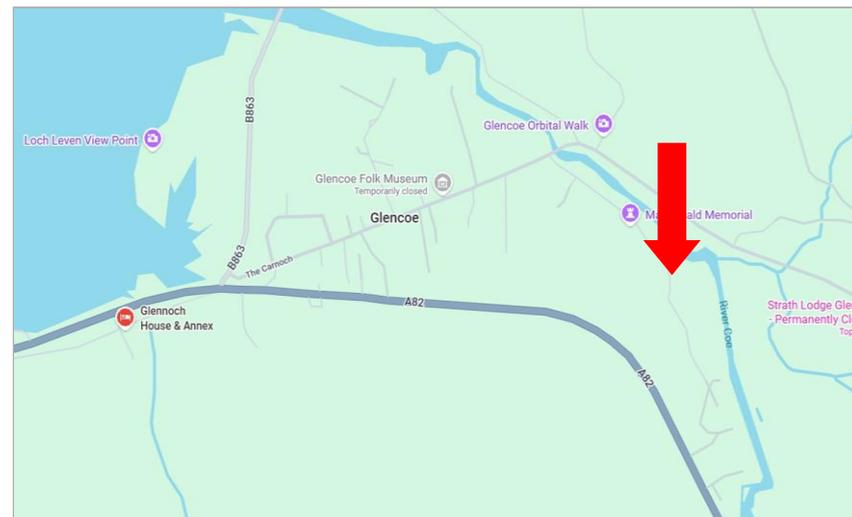
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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