

TIGH ARD 7 BLAICH FORT WILLIAM



KEY FEATURES

Detached three-bedroom cottage situated in the sought-after semi-rural area of Blaich, near Fort William

Enjoying an elevated setting surrounded by croftland, with stunning views towards Loch Eil and the surrounding hills

Finished to an excellent standard throughout and exceptionally well maintained.

French doors opening into a conservatory and onto a sun deck, ideal for relaxing and entertaining

Double glazing / LPG central heating /EPC Rating: F-28

Generous garden grounds

Large driveway

Polytunnel and shed

New boiler installed with thermostat controls (2023)

New gas tank installed (2023)

Council Tax band: D

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £265,000

DESCRIPTION

This delightful detached cottage, originally built around 1910, with the conservatory added in the 2000s, extends to approximately 105 sqm and enjoys an elevated position overlooking the shores of Loch Eil. From the cottage there are wonderful panoramic views across the surrounding croftland, with an abundance of wildlife and stunning mountain scenery to enjoy.

In addition to its idyllic setting, the cottage further benefits from newly installed boiler with thermostat controls throughout the property. The property is double glazed and gas central heating, complemented by a feature wood-burning stove in the lounge. A superb conservatory, with dual aspect windows and doors, provides a bright and relaxing space, with one set of doors opening directly onto the decking area — an ideal spot from which to take in the beautiful surroundings.

Some contents may be available by separate negotiation.

DIRECTIONS: Tigh Ard 7 Blaich, Fort William, PH33 7AN

Leave Fort William heading north on the A82. At the Ben Nevis Distillery/BP filling station, turn left onto the A830 and continue for approximately 11 miles. Then turn left onto the A861 towards Strontian. Blaich is located around 6 miles along the A861.

As you enter Blaich, continue past the traditional crofting cottage for about a quarter of a mile. Tigh Ard is situated on the right-hand side immediately after a large lay-by and is signposted "7 Blaich". Cross the cattle grid and continue straight ahead — Tigh Ard is the last property up the hill on the left.

LOCATION/AMENITIES

Blaich is a small crofting community set on the shores of Loch Eil, a sea loch which opens into Loch Linnhe. Surrounded by stunning Highland scenery, the area offers numerous hillside footpaths and mountain walks, including the Corbett "Stob Coire a' Chearcaill", which is located virtually on the doorstep.

The nearby town of Fort William, approximately 19 miles away, provides the main range of services and amenities for the area. Known as the "Outdoor Capital of the UK", Fort William is a highly popular tourist destination with attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen. The town has earned an excellent reputation for outdoor pursuits such as skiing, hill walking, mountain biking and sailing, among many others.

Fort William also benefits from a wide selection of supermarkets, shops, a library, museum, cinema, tourist information centre, bus station and railway station, with rail links to Mallaig, Inverness, Glasgow and Edinburgh, as well as the overnight sleeper service to London.

In addition, the nearby hamlet of Camusnagaul, located approximately 4 miles from Blaich, offers a regular passenger ferry service to Fort William together with a reliable daily bus service.

ACCOMMODATION: Hallway, Utility, Kitchen-Diner, Lounge, conservatory, study room, Family bathroom and on the first floor, two bedrooms

Entrance Hallway

Utility: 1.56 x 1.61m

Pine effect base units and sink with granite effect work top. Tiled splashback, plumbing for washing machine, shelving and access to loft.

Kitchen-Diner: 5.44 x 2.93

Front facing enjoying lovely views towards Loch Eil and the surrounding hillside. Fitted kitchen with a variety of wall, drawer and base units to include a glass fronted display unit. Modern tiling above work surface area. Recessed shelving to dining area. Enjoying lovely views towards Loch Eil and the surrounding hillside.



Inner Hallway:

Large under stairs storage cupboard and built-in cupboard housing boiler.

Bathroom: 2.74 x 1.70

Comprises: WC and wash hand basin, bath with shower and side screen over. Walls are a combination of tiled and painted wood panelling. Large vanity cupboard, radiator and vinyl flooring.



Lounge 3.99m x 4.03

Feature wood burning stove set on slate hearth with solid oak mantle. French doors to conservatory. Carpet flooring.

Conservatory 3.51m x 2.57m

PVC-u glazed conservatory on low level dwarf wall. Laminate flooring. Access door to garden and decking.



Ground Floor Study /Bedroom: 3.76 x 2.36

Built-in cupboard, recessed shelving and carpet flooring.

First Floor:

Landing with useable space comprising built in cupboards.

Bedroom: 3.51m x 3.77m

Another spacious double room enjoying fabulous views. Carpet flooring. Cupboard with hanging rail and shelving - houses the water tank.

Bedroom: 4.01 x 3.49

Spacious double room enjoying fabulous views. Carpet flooring.



EXTERNAL

The property is set within generous and beautifully maintained garden grounds, enjoying stunning panoramic views across towards the Loch. Externally, the property benefits from extensive garden areas, mature trees and shrubs, a polytunnel, timber shed, and pathways winding through the gardens.

A raised timber decking area and conservatory for enjoying the peaceful setting. The property also benefits from a private driveway with ample parking and enjoys a quiet rural location with picturesque views from all aspects.





Loch Eil , Blaich
View From Shore

McIntyre & Company,
38 High Street,
Fort William,
PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com Website: www.solicitors-scotland.com

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