



1 Laroch Court

Laroch Beag, Ballachulish, PH49 4LH

Guide Price £210,000



Fiuran
PROPERTY

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1 Laroch Court is a beautifully presented end-terrace Cottage with 2 Bedrooms. Located in the very desirable and picturesque village of Ballachulish, it would make an ideal home for first time buyers, a wonderful family home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Immaculate end-terrace Cottage
- Tastefully decorated and in walk-in condition
- Wonderful views of Ben Bhan & Sgurr Bhan
- Very desirable central village location
- Located in a quiet cul-de-sac
- Within walking distance of amenities
- Hallway, spacious Lounge, Kitchen
- 2 double Bedrooms & Shower Room
- Partially floored Loft
- Double glazed & modern electric heating
- Well cared for garden with timber shed
- Private driveway for 2 vehicles
- No onward chain



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The accommodation comprises of a bright Hallway with large storage cupboard, spacious Lounge, modern fitted Kitchen, Shower Room and 2 double Bedrooms both with built-in wardrobes.

There is also a partially floored Loft, which is accessed via a hatch in the Inner Hall.

In addition to its lovely location, 1 Laroch Court is in walk-in condition with double glazing throughout and modern electric heating. The Cottage is bought to the market without an onward chain.

Externally, there is gravelled driveway and well-maintained garden.

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

APPROACH

From the front of the property and entrance into the Hallway.

HALLWAY 1.8m x 1.7m

With window to the front elevation, large storage cupboard housing the electric fuse box, panel heater, laminate flooring and door leading to the Lounge.

LOUNGE 4.1m x 3.8m

With window to the front elevation, attractive fire surround with electric fire, radiator, fitted carpet, door leading to Bedroom One, open plan to the Inner Hall leading to Bedroom Two, Shower Room and the Kitchen.

KITCHEN 4.5mx 2.8m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, splashbacks, electric oven & ceramic hob with extractor hood over, dishwasher, washer/dryer, under counter fridge/freezer, radiator, cushioned flooring, window to the rear elevation and external door leading to the rear garden.

BEDROOM ONE 3.8m x 2.7m

With window to the front elevation, radiator, built-in wardrobe with sliding doors and fitted carpet.



BEDROOM TWO 3.8m x 2.7m

With window to the rear elevation, built-in wardrobe with sliding doors, radiator and fitted carpet.

SHOWER ROOM 2.7m x 1.8m

Fitted with a modern white suite comprising large walk-in shower enclosure with power shower, wash basin set in a grey gloss finish vanity unit with drawers under, WC, grey gloss finish storage unit, heated towel rail, frosted window to the rear elevation and laminate flooring.

EXTERIOR

The Cottage sits on a sizable corner plot. The front garden is gravelled with paved paths leading to the front door and provides private parking for 2 vehicles. The side garden is laid with gravel offset with trees & shrubs and leads through to the rear garden. The rear garden is enclosed with a timber fence, is laid with gravel and has a raised bed planted with a variety of shrubs. The rear garden houses a timber shed.

BALLACHULISH

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.



1 Laroch Court, 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:** E49

Gross internal floor area (m²) 63

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 and turn right into the village of Ballachulish. Bearing left on Albert Road, turn right at the Laroch Bar and Restaurant onto Loan Fern. Continue past the Shinty field and take the second turning on the right. 1 Laroch Court is on the right-hand side 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.

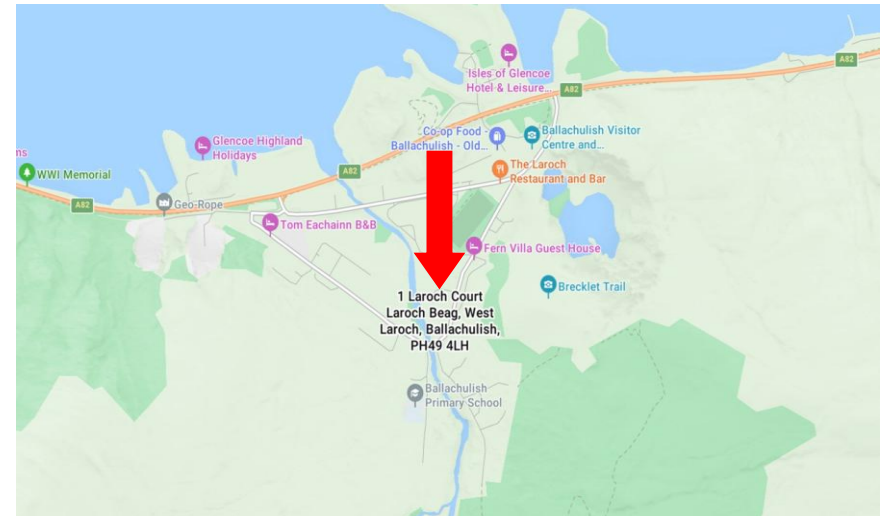
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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