



Grianan

3 Achnalea, Old Ferry Road, North Ballachulish, PH33 6SA

Guide Price £320,000

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PROPERTY

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Grianan is a spacious detached villa with a westerly aspect enjoying panoramic views over Loch Linnhe, surrounding mountains and countryside. Grianan sits within generous, well-maintained garden grounds and with a Garage and private Driveway. This lovely property would make a superb family home, perfect holiday retreat, or an ideal investment purchase.

Special attention is drawn to the following:-

Key Features

- Spacious detached Villa with 3/4 Bedrooms
- Views of Loch Linnhe and surrounding countryside
- Porch, Hallway, Lounge, Dining Room, Kitchen/Diner
- Bathroom, 3 double Bedrooms and Shower Room
- Contents available under separate negotiation
- Excellent storage throughout including Loft
- Double glazed windows and external door
- Lpg central heating system
- Sizeable, well-maintained garden
- Garage with power & lighting & Utility Area
- White goods included in sale
- Ample parking for multiple vehicles
- Superb family home
- Only 20 minutes' commute to Fort William



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The lower accommodation comprises the entrance Porch, Hallway, 3 double Bedrooms and Shower Room. The Upper Level offers the Upper Landing, Lounge, Kitchen/Diner, Dining Room and Shower Room.

There is also a Loft, which is accessed via a hatch in the Upper Landing.

In addition to its impressive, picturesque location, Grianan occupies a sizeable plot and is positioned to maximize the stunning and unrestricted loch & mountain views. Built in 1986, the property extends to approximately 143m² benefits from Lpg central heating and double glazed windows & external door.

Externally, there is an enclosed mature garden surrounding the property, a perfect suntrap area to enjoy the incredible views. The garage & driveway provide ample private parking for multiple vehicles.

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

APPROACH

Via the gated gravelled driveway at the rear of the property and entrance into the Porch.

PORCH 31.7m x 1.3m

With external door & side panel window to the rear elevation, wooden flooring and door leading to the Hallway.

HALLWAY 5.7m x 3m (max)

With mahogany stairs rising to the Upper Level, storage cupboard, radiator, laminate flooring and doors leading to all 3 Bedrooms and the Bathroom.

BEDROOM ONE 4.1m x 3.6m

With window to the rear elevation, built-in wardrobes, wash basin, radiator and laminate flooring.

BEDROOM TWO 3.6m x 3.6m

With window to the front elevation, built-in wardrobes, wash basin, radiator and fitted carpet

BEDROOM THREE 3.8m x 3.6m

With window to the front elevation, built-in wardrobes, wash basin, radiator and fitted carpet

BATHROOM 3.2m x 2.6m (max)

With white suite comprising bath, walk-in shower enclosure, wash basin, WC, radiator, frosted window to the rear elevation and vinyl flooring.

UPPER LANDING 65.3m x 4.7m (max)

With mahogany banister, library/office area with window to the rear elevation, hatch access to the Loft, wooden flooring and doors leading to the Lounge, Kitchen/Diner, Dining Room and the Shower Room.

LOUNGE 5.3m x 3.6m

With picture windows to the front elevation capturing the breathtaking views over the front garden, Loch Linnhe and mountains beyond, feature Lpg fire, radiator and wooden flooring.





KITCHEN/DINER 4.8m x 3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, electric double oven, electric hob with extractor hood over, tiled splash backs, dishwasher, built-in fridge, window to the front elevation with amazing loch & mountain views, radiator and vinyl flooring.

DINING ROOM (4th Bedroom) 3.7m x 3.6m (max)

With window to the rear elevation, radiator and fitted carpet.

SHOWER ROOM 2.6m x 3.2m (max)

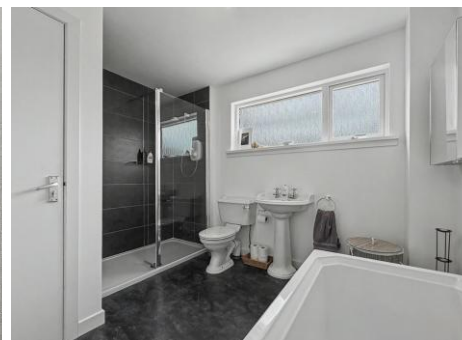
With white suite comprising shower enclosure, wash basin, WC, radiator, frosted window to the rear elevation tiled walls and tile effect vinyl flooring.

GARAGE 6.6m x 4.1m

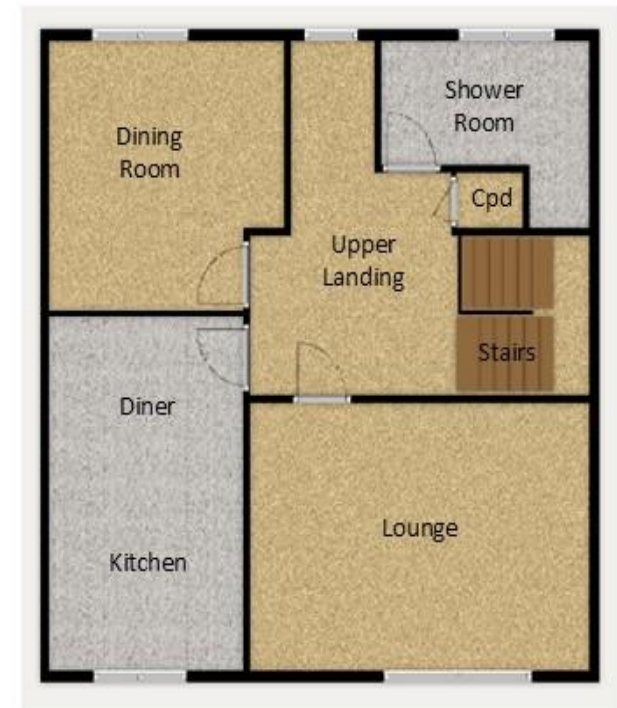
The garage sits to the side of the property with power, lighting, window to the front elevation, concrete flooring and up & over metal door. The Garage is also used as a Utility Area with free standing fridge/freezer, washing machine and tumble dryer included in the sale. The Boiler Room is located to the side of the Garage with power, lighting, concrete flooring, electric fuse box and the central heating boiler.

GARDEN

The enclosed well-maintained garden surrounds the property, benefiting from the most amazing views from every angle. The garden is fully enclosed with timber & wire fencing and is laid mainly with grass and planted with a variety of mature trees, shrubs, bushes & seasonal planting. This garden is a suntrap and the perfect place to sit, relax and enjoy the amazing views. The gravelled driveway and garage provide ample parking for multiple vehicles.



Grianan, Achtnalea



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 electricity, electricity & drainage. Lpg Tank.

Council Tax Banding: F

EPC Rating: E39

Gross internal floor area (m²) 143

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.

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 proceed southwards on A82 for approximately 12 miles, take the turning immediately before the Ballachulish Bridge, into Old Ferry Road, signposted Loch Leven Hotel. Follow the road round, take the first turning left into Achdalea. Grianan is the 3rd property on the left hand side.

LOCATION

The area of North Ballachulish is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. Nearby Onich offers a well-attended village hall, shop, hotels, pubs, and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

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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