



CARRIGART | LARoch BEAG | BALLACHULISH | PH49 4LB

OFFERS OVER: £480,000



Carrigart is a substantial, detached property set within generous grounds in the highly sought-after village of Ballachulish, enjoying superb views over the River Larch to the surrounding landscape. Upgraded and modernised in recent years, the property offers spacious, well-presented accommodation with excellent flexibility for family living or Bed & Breakfast potential. A new boiler was also installed in 2025. The layout includes bright and well-proportioned living spaces, modern kitchen/diner, six bedrooms (four en-suite), and a family bathroom, making it ideally suited to multi-generational living or guest use. Externally, the sizeable gardens provide privacy and a wonderful setting. A garage and wood store enhance practicality, while the boathouse/workshop offers further development potential, subject to the appropriate planning permissions.

Ballachulish is a highly desirable village set amidst spectacular mountain scenery at the head of Loch Leven. Surrounded by some of Scotland's most breath-taking landscapes, the area is renowned for its natural beauty and outdoor lifestyle. The village benefits from a range of local amenities including a well-regarded primary school, village shop, hotel, café and local services. A wider selection of shops, supermarkets, medical facilities and leisure amenities can be found in nearby Glencoe and Fort William, the latter being known as the "Outdoor Capital of the UK". The area offers excellent opportunities for walking, climbing, cycling, water sports and skiing at Glencoe Mountain Resort, making it an ideal location for families and outdoor enthusiasts alike.

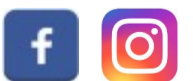


- Substantial Detached Dwellinghouse
- Desirable Village Location with Mountain Views
- In Excellent Order & Beautifully Presented
- Lounge/Diner
- Modern Kitchen/ Diner & Cloakroom/Utility Room
- Games Room/Sitting Room
- 6 Double Bedrooms (4 En-Suite & 1 Used as Study)
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds
- Large Detached Boathouse/Workshop
- Garage & Wood Store
- EPC Rating: D 59

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200 :: property@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com



Accommodation Dimensions

Entrance Hallway 7.8m x 4.1m

L-shaped, With wooden entrance door with glazed side panels. Hammered glass panels to front. Stairs to upper level. Laminate flooring. Recessed cloak cupboard. Doors to kitchen/diner, games room/sitting room, lounge/diner, bedrooms and cloakroom/utility.

Kitchen/Diner 5.1m x 3.9m

With window to front. Fitted with navy coloured kitchen units offset with wood effect work surfaces and upstands. Flavel range cooker with Russell Hobbs chimney hood over. Belfast style sink unit. Integral microwave. Integral dishwasher. Built-in cupboard. Laminate flooring. Door to side veranda.

Games Room/Sitting Room 5.1m x 4.0m

With picture window to rear. Window to side. Laminate flooring.

Lounge/Diner 6.8m x 5.2m

With two picture windows to rear. Feature stone fireplace with wood burning stove. Glazed panels to hallway. Laminate flooring. Glazed door to rear.

Bedroom/study 5.2m x 3.9m

With picture window to rear.

Bedroom 4.0m x 4.0m

With window to front. Fitted wardrobes. Doors to en-suite shower room.

En-suite Show Room 2.1m x 2.1m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and wet walled shower cubicle with mains shower. Wet walled splashback.

Cloakroom/Utility Room 2.7m x 2.4m

L-shaped, with frosted window to front. Fitted with white coloured WC and wash hand basin. Fitted granite effect worksurface. Plumbing for washing machine. Wall units.

Upper Level

Landing

With hatch to loft. Walk-in linen cupboard. Doors to bedrooms, dressing room and bathroom.

Bedroom 4.9m x 4.9m

With window to front. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.7m x 1.3m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

Bedroom 5.1m x 3.9m

With window to rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.2m x 1.5m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

Dressing Room 3.1m x 1.3m

Fitted hanging rails.

Bedroom 5.2m x 4.0m

With window to rear. Fitted wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 2.2m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit, bath and wet walled shower cubicle with Mira shower.

Garage 5.4m x 5.1m

With metal up and over door. Window to rear. Entrance door to side. Light and power.

Boathouse/Workshop 9.1m x 6.0m

With wooden double doors to front and rear. Two windows to side. Entrance door to side. Light and power. The building, subject to all the

necessary planning permission etc. would be ideal for further development.

Wood Store 8.8m x 4.6m

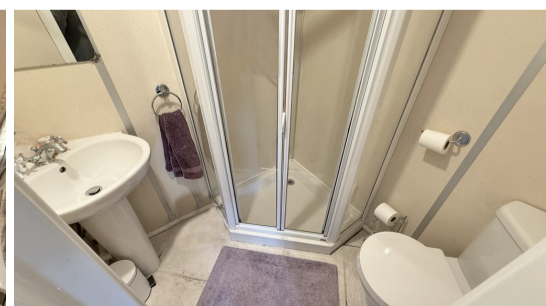
With light and power.

Garden

The property is set within beautifully proportioned garden grounds, offering an exceptional outlook. A generous gravel driveway to the front provides ample parking. To the rear, the landscaped garden is predominantly laid to lawn, complemented by a charming feature burn and mature hedging that creates privacy. The grounds enjoy truly stunning views across the surrounding mountains, providing an ever-changing scenic backdrop. Further enhancing the appeal is a substantial wood store, a garage, and an impressive boathouse/workshop, offering excellent storage and flexible space suited to a variety of uses.

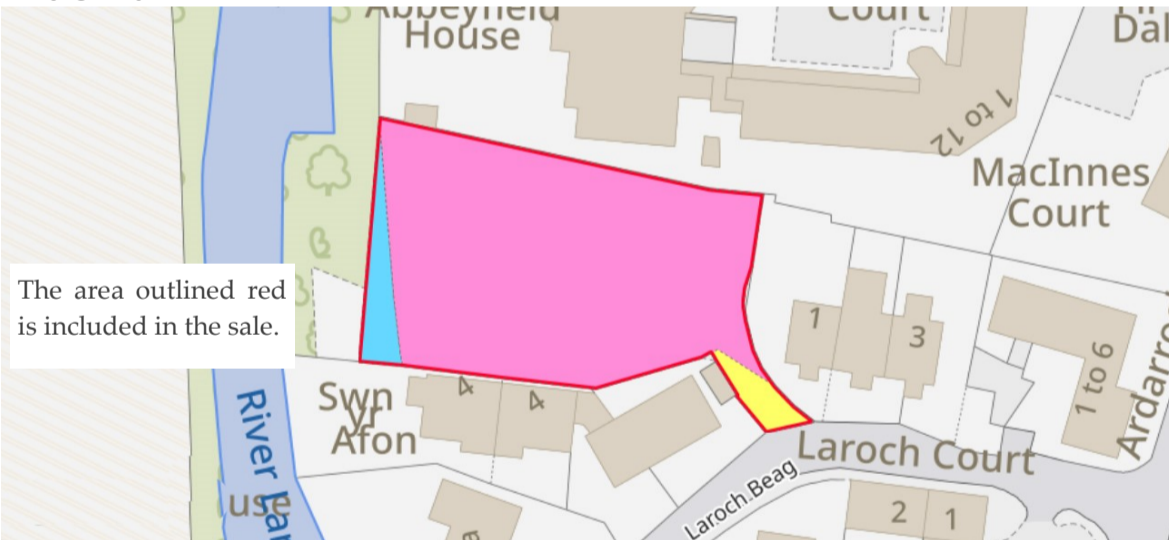
Travel Directions

From Fort William, travel south on the A82 for approx. 13 miles and turn right in to the village of Ballachulish. Follow the road round to the left on to Albert Road and then turn right at The Laroch Bar & Restaurant on to Loan Fern. Continue along this road past the shinty park and turn right in to Laroch Beag. The entrance to Carrigart is straight ahead and signposted.





Title Plan

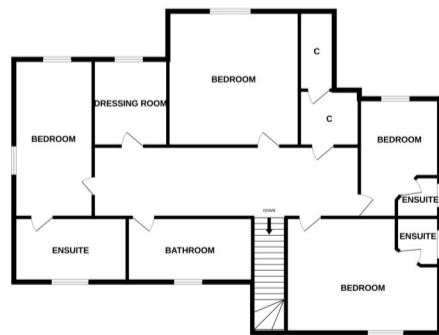
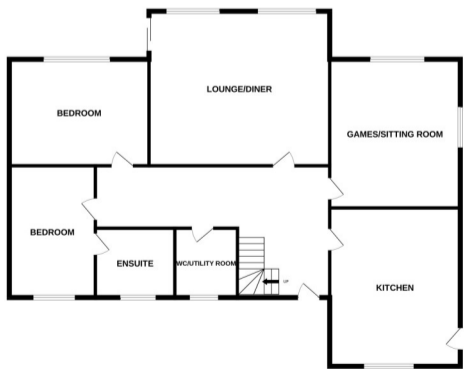


The area outlined red is included in the sale.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.