



MacPhee & Partners



2 ARDRHU COTTAGES | ONICH | BY FORT WILLIAM | PH33 6SD

REDUCED PRICE GUIDE: £189,000

Situated within the highly desirable hamlet of Ardrhu, near Onich, 2 Ardrhu Cottages is a charming mid-terrace cottage set within attractive garden grounds and enjoying stunning views across Loch Linnhe. Just a short stroll from the shoreline, this delightful property offers an enviable lifestyle in one of Lochaber's most sought-after coastal locations. Presented in excellent condition throughout, the accommodation is thoughtfully arranged over two floors and combines comfort with practicality. Benefiting from double glazing and LPG central heating, the property comprises a bright and welcoming open-plan lounge, kitchen and dining area, with patio doors opening onto a raised deck – the perfect spot from which to enjoy the spectacular surrounding scenery. The accommodation is completed by two well-proportioned double bedrooms and a modern family bathroom. Thanks to its desirable location, manageable size and excellent presentation, the property is ideally suited as a comfortable permanent residence, a relaxing Highland holiday retreat, or an attractive investment opportunity within the thriving self-catering holiday market.

Onich is a picturesque and highly regarded village situated on the shores of Loch Linnhe, conveniently positioned between Fort William and Glencoe, both of which are approximately 15 minutes away. The area is renowned for its outstanding natural beauty and wealth of outdoor pursuits, with the impressive Inchree Falls and Glen Righ Forest providing superb walking and cycling opportunities nearby. A range of local amenities can be found within easy reach, including hotels, cafés, pubs and restaurants. Inchree is home to a popular inn and restaurant, while a short ferry crossing to Ardgour offers additional lochside dining options. The village itself benefits from a church and community facilities, with primary schooling available in nearby North Ballachulish and secondary education in Fort William, Kinlochleven and Strontian. Known as the "Outdoor Capital of the UK", the surrounding area attracts visitors throughout the year who come to enjoy world-class walking, mountaineering, skiing, sailing, fishing, golf and sightseeing. This exceptional setting provides the perfect backdrop for both everyday living and unforgettable Highland escapes.

- Attractive Mid-Terrace Cottage
- Desirable Semi-Rural Location with Loch Views
- Open-Plan Lounge, Kitchen & Dining Area
- 2 Double Bedrooms
- Bathroom
- Double Glazing & LPG Fired Central Heating
- Garden
- Allocated Parking
- EPC Rating: D 67

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Accommodation

Entrance Area 2.0m x 1.7m

UPVC front door with glazed panel. Stairs to upper level and open to living area.

Open-Plan Lounge, Kitchen & Dining Area 7.4m x 4.2m

L-shaped, with picture window to front and patio doors to rear decked area and loch views. Built in understair cupboard, with plumbing for washing machine. Fitted with painted kitchen units, offset with granite effect work surfaces and splashback. Integral oven. Stainless steel Select gas hob with stainless steel extractor hood over. Integral Bosch dishwasher. Stainless steel sink unit.

Upper Level

Landing 2.2m x 1.9m

L-shaped, with hatch to loft. Doors to bathroom and bedrooms.

Bathroom 1.9m x 1.8m

With window to rear loch views. Fitted with white suite of WC, wash hand basin, and bath with shower attachment over. Wet-walling splashback. Heated towel rail.

Bedroom 3.9m x 2.2m

With window to rear loch views.

Bedroom 4.2m x 3.0m

L-shaped, with window to front countryside views.

Garden

The property is approached by a shared driveway, leading to two private parking areas to the front. The enclosed rear garden is accessed through the patio doors from the living area, and features a raised decked patio area, with steps down to a lawn area, offset with mature bushes and a vegetable bedding area. Metal garden shed.

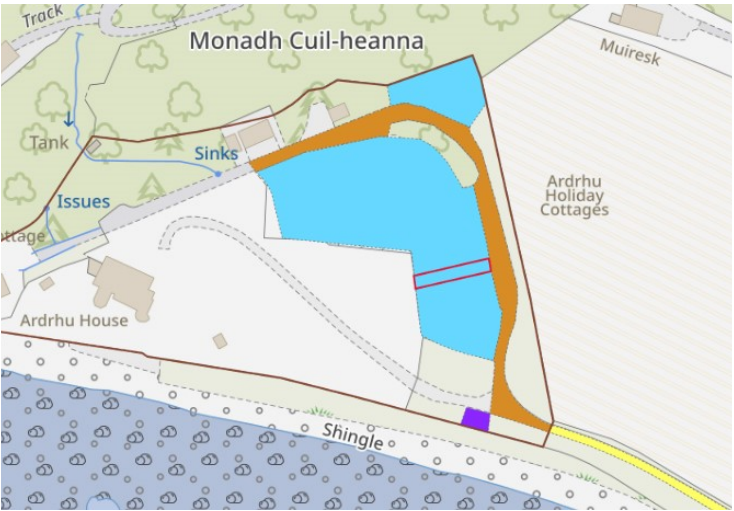
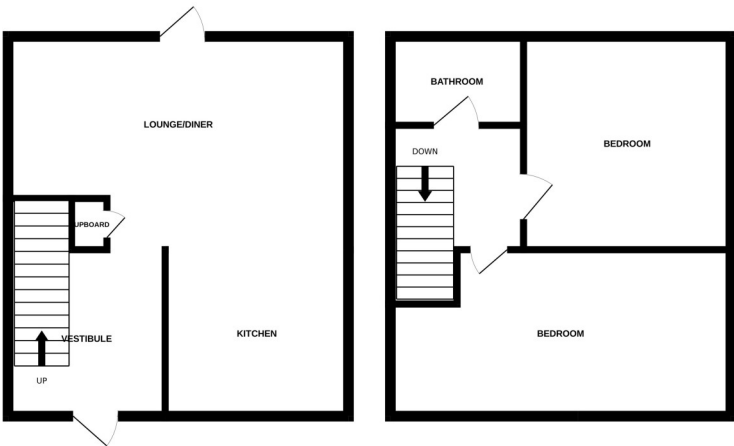
Travel Directions

From Fort William proceed southwards, approximately one mile past the turnoff to the Corran Ferry. On approaching the 30mph signs, take the first right signposted Cuilcheanna. Proceed down the single track road and Ardrhu Cottages are located at the end – Number 2 is the second property located in the first block of properties on the left hand side.

what3words soap.area.boardroom



Floor Plan



Title Plan

The area outlined red indicates the title for sale. The area shaded brown indicates the access road.



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)'.