



## Taigh Seonaig

Upper Carnoch, Glencoe, PH49 4HU

Offers Over £365,000

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PROPERTY

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# Taigh Seonaig

Upper Carnoch, Glencoe, PH49 4HU

Sitting above the banks of the River Coe with spectacular views of the Pap of Glencoe and located in the much sought after & picturesque village of Glencoe, Taigh Seonaig is an immaculately presented detached Villa with 3 double Bedrooms. Taigh Seonaig is currently used as a very successful rental property but would equally make a superb family home.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented detached Villa
- Built in 2008 to an exceptional standard
- Breathtaking, unrestricted mountain views
- In the heart of the village of Glencoe
- Lounge, open-plan Kitchen/Dining Room
- Utility Room, ground floor Bedroom
- Shower Room, Upper Landing
- 2 further Bedrooms and Bathroom
- Contents available under negotiation
- Private garden with metal shed
- Ample private parking
- Wonderful family home
- Business opportunity
- No onward chain



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The ground floor accommodation comprises the Lounge, open plan Kitchen/Dining Room, Utility Room, double Bedroom and Shower Room.

The first-floor accommodation offers the Upper Landing, 2 further Bedrooms and the Bathroom.

Taigh Seonaig was built in 2008 & finished to a very high standard and is located near the Massacre of Glencoe Monument. The monument is a memorial to the Massacre of Glencoe, which took place in Glencoe on 13 February 1692, following the Jacobite uprising of 1689–92. The property benefits from double glazed uPVC windows & doors and has oil fired central heating. This very attractive property is situated in the heart of Glencoe Village, which is steeped in history and is surrounded by the most breathtaking scenery of mountains and lochs.

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

#### **APPROACH**

Via the gated garden and entrance at the rear into the Utility Room or at the front into the Lounge.

#### **LOUNGE** 5.2m x 4.5m (max)

With external door to the front garden, picture windows to the front elevation with fine open mountain views, carpeted stairs rising to the first floor, storage cupboard, 2 radiators, fitted carpet, semi open plan to the Dining Room and doors leading to Bedroom One and the Shower Room.

#### **DINING ROOM** 5.7m x 3.2m (inc. Kitchen)

Semi open plan to the Lounge and open plan to the Kitchen, with windows to the front elevation taking advantage of the mountain views, radiator and cushioned flooring.

#### **KITCHEN** 5.7m x 3.2m (inc. Dining Room)

Open plan to the Dining Room and fitted with a range of modern base & wall mounted units, complementary work surfaces over, double electric oven, electric hob with extractor hood over, stainless steel sink & drainer, dishwasher, fridge/freezer, window to the side elevation, radiator, tiled splash backs, cushioned flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 3.2m x 1.9m

With external door to the rear elevation, base unit with complementary work surface over, washing machine, tumble dryer, tiled splash back, storage cupboard, radiator and cushioned flooring.

#### **SHOWER ROOM** 2.4m x 2m

With white suite comprising shower enclosure, wash basin, WC, heated towel rail, frosted window to the rear elevation, partly tiled walls and tiled flooring.

#### **BEDROOM ONE** 4m x 3.5m

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

#### **UPPER LANDING** 2.8m x 2m

With Velux window to the rear elevation with splendid views towards the Pap of Glencoe, storage cupboard, radiator, fitted carpet and doors leading to both upper level Bedrooms and the Bathroom.

#### **BEDROOM TWO** 6.9m x 4.6m (max)

With window to the front elevation, Velux window to the rear elevation, 2 built-in wardrobes, radiator, fitted carpet and access hatch to Loft.



**BEDROOM THREE** 6.9m x 3.2m

With window to the front elevation, Velux window to the rear elevation, 2 built-in wardrobes, radiator and fitted carpet.

**BATHROOM** 3.4m x 1.8m

With white suite comprising bath with shower over, wash basin, WC, heated towel rail, Velux window to the rear elevation, partly tiled walls and tiled flooring.

**GARDEN**

There are 2 areas of garden within the title to Taigh Seonaig. The first area surrounds the property and is laid partly with grass, partly with paving slabs and partly with gravel and provides private parking. There is a second garden across the small road directly opposite the property, this area is laid with grass and leads down a banking to the Rive Coe. This area also houses a metal shed and offers extra parking. There are stunning mountain views from every angle of Taigh Seonaig.

**SHORT-TERM LICENCE TO LET**

Taigh Seonaig currently holds a short-term licence to let and is rented out a very successful letting unit. The business is available under separate negotiation.







# Taigh Seonaig, Upper Carnoch



*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, drainage & electricity.

**Council Tax:** Band E **EPC Rating:** C75

**Gross internal floor area (m<sup>2</sup>)** 121

**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.

### Boundary Plan as per Registers of Scotland



## GLENCOE

Glencoe village offers a primary school, well attended village hall, museum, farm shop, hotel, filling station, church and dentist. With further amenities in nearby Ballachulish. The secondary school is located in the 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, Glasgow and surrounding areas.

## DIRECTIONS

From Fort William take the A82 road south for approx. 16.5 miles. Over the Ballachulish bridge at the roundabout take second exit staying on A82 south. Pass by the village of Ballachulish. At Glencoe junction turn left then immediately right into Glencoe Village and continue ahead turning right before the bridge into Upper Carnoch. Continue up the hill past the monument. Taigh Seonaig is located on the right-hand side.

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.

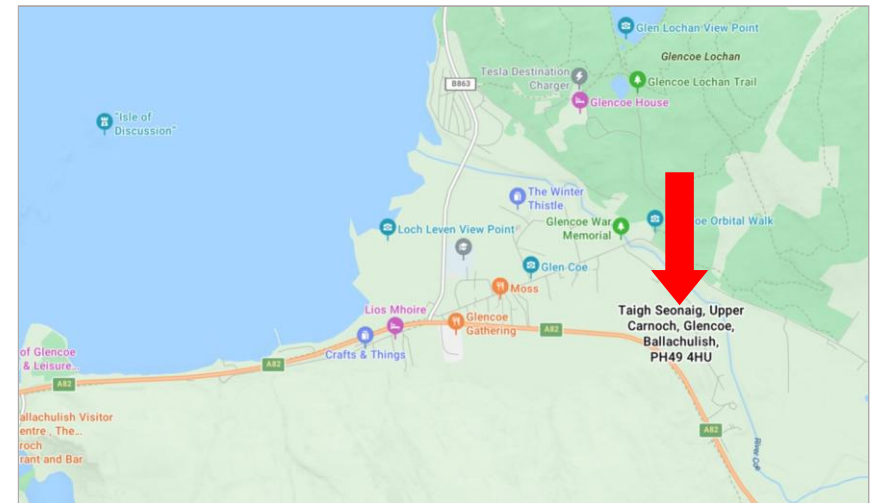
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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.



# Fiuran

PROPERTY

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Views over Loch Leven  
& surrounding countryside

