



LOCH LINNHE COTTAGE | DRUIMARBEN | FORT WILLIAM | PH33 6SH



PRICE GUIDE: £240,000

The subjects of sale form a charming detached property, nestled on the shores of Loch Linnhe at Druimarben, on the outskirts of Fort William. Rich in character, the property boasts many original features, including fireplaces, wooden flooring, a crafted staircase, and intricate ironmongery. An oil-fired Aga and mixed glazing provide further traditional charm. In need of full refurbishment, the property offers an exceptional opportunity for those looking to create a bespoke family home or develop a highly desirable holiday rental retreat. Loch Linnhe Cottage sits within generous grounds of around 0.93 acres, providing ample outdoor space to enjoy the stunning natural surroundings, complete with uninterrupted, direct views across Loch Linnhe. Its superb location and scope for modernisation make this an exciting investment for purchasers seeking potential, privacy, and scenery.

Situated in Druimarbin, a hamlet on the east shore of Loch Linnhe, just two miles south of Fort William, the subjects of sale are well placed to take advantage of all the amenities the area has to offer. Fort William is recognised as the 'Outdoor Capital of the UK' and the property is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer including fishing, sailing, skiing, hill walking, biking and golfing.



- Charming Detached Property
- Views to Loch Linnhe
- Lounge & Conservatory
- Kitchen/Diner
- Dining Room/4th Bedroom
- 3 Bedrooms
- Bathroom & Cloakroom
- Mixed Glazing
- Oil Fired Aga & Electric Heating
- Garden Ground 0.93 Acres
- EPC Rating: F 24

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Accommodation

Entrance Vestibule 3.9m x 1.8m

With wooden front door and window to side. Door to cloakroom and hallway.

Cloakroom 1.5m x 1.0m

With window to side. Fitted with white suite of WC and wash hand basin.

Hallway 4.2m x 2.6m

With windows to conservatory and stairs to upper level. Understair cupboard – with window to front. Wooden flooring. Doors to lounge, conservatory, dining room/4th bedroom and kitchen/diner.

Lounge 5.0m x 4.6m

Slightly L-shaped, with picture windows to front and side. Feature fireplace with cast iron surround, wooden overmantle and tiled hearth. Wooden flooring. French doors to front garden.

Conservatory 3.8m x 3.8m

With triple aspect windows to front and glazed roof. Door to front garden. Wall lights.

Dining Room/4th Bedroom 4.7m x 4.1m

With window to rear. Feature fireplace with tiled surround and hearth. Wooden flooring.

Kitchen/Diner 4.1m x 4.1m

With window to rear. Feature oil-fired Aga. Double Belfast style sink. Wooden flooring.

Upper Level

Landing/Reading Area 3.2m x 3.2m

With dormer window to front and Velux window to rear. Hatch to loft. Walk-in linen cupboard - with loft hatch. Built-in cupboard. Coombed ceiling. Wooden flooring. Doors to bedrooms and bathroom.

Bedroom 3.0m x 2.8m

With Velux window to rear. Coombed ceiling. Wooden flooring.

Bathroom 2.5m x 2.1m

L-shaped, with dormer window to side. Fitted with white suite of WC, wash hand basin and bath. Heated towel rail. Coombed ceiling. Wooden flooring.

Bedroom 5.1m x 3.4m

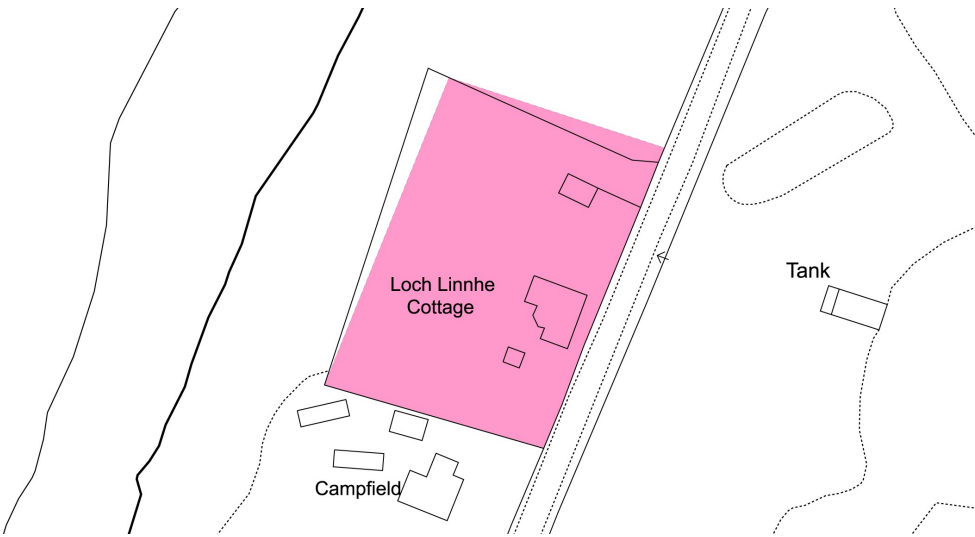
Slightly L-shaped, with window to front. Fitted with built-in wardrobe and cupboard. Coombed ceiling. Access to eaves. Wooden flooring.

Bedroom 4.7m x 2.9m

With dormer window to front and Velux window to rear. Coombed ceiling. Access to eaves. Wooden flooring.



Title Plan



Garden

The property enjoys garden grounds extending to around 0.93 acres, boasting mature trees, shrubs and rhododendrons.

Travel Directions

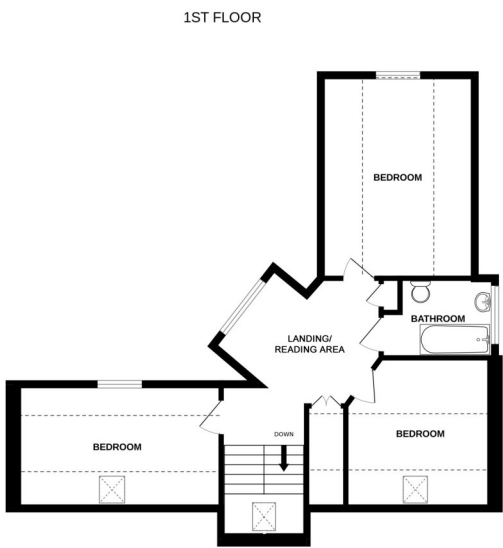
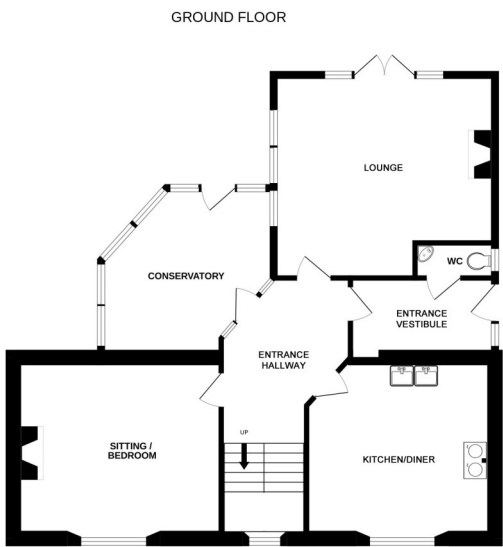
Travelling south on the A82 from Fort William, Loch Linnhe Cottage is situated on the right hand side, approximately 2.5 miles from the West End roundabout. The access to the property is currently overgrown so please park at the neighbouring property, Campfield House, and walk to the property.

what3words

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Please note: the property is being sold as seen. The water supply is from a private supply and no test will be provided at the point of sale. As the property is in need to full renovation, entry to the grounds and property is at the purchasers risk. Do not enter any outbuildings or the conservatory.

Floor Plan



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)'.