



## The Old Post Office

Kentallen, Appin, PA38 4BY

Guide Price £375,000

**Fiuran**  
PROPERTY

# The Old Post Office

Kentallen, Appin, PA38 4BY

The Old Post Office is a delightful & spacious detached family Home with 4 Bedrooms. Set in sizeable, well-maintained garden grounds and located in the much sought after rural hamlet of Kentallen. With stunning views over Loch Linnhe & mountains beyond, it would make a wonderful family home, idyllic holiday home, or a perfect buy-to-let Investment.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented detached Home
- Unrestricted stunning views over Loch Linnhe
- Much sought after rural location
- Semi open-plan Dining Room, Sun Room, Lounge
- Kitchen/Diner, ground floor Bedroom with WC
- Inner Hall, rear Porch, Cloakroom, Upper Landing
- Shower Room and 3 further double Bedrooms
- White goods & kitchen table & chairs included in sale
- Some contents available under negotiation
- Oil fired central heating
- uPVC windows and external doors
- Extensive enclosed mature garden
- Timber shed and gravelled driveway
- No onward chain



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The lower accommodation comprises the open-plan Dining Room, Sun Room & Lounge, Kitchen/Diner, Bedroom with WC, Inner Hall, rear Porch and Cloakroom.

The upper-level accommodation offers the bright Upper Landing, 3 further double Bedrooms and the family Shower Room.

In addition to its picturesque location, The Old Post Office benefits from uPVC double glazing & oil-fired central heating & electric panel heaters. Externally, there is a sizable, enclosed & well-maintained mature garden with timber shed. The large, gravelled driveway provides ample private parking.

Kentallen is a small rural village situated centrally between Fort William and Oban. There is a range of facilities in nearby Duror including a village primary school, a children's play park, and a well-used community village hall. The secondary schooling is available in the nearby village of Kinlochleven which is accessed by a school bus. The villages of Ballachulish and Glencoe offer a larger range of facilities to include a nursery & primary school, supermarket, post office, fish & chip shop, patisserie, restaurants, bars, doctors, dentist, filling station to mention a few. There is also a bus service which operates daily to and from Oban, Fort William, surrounding areas and beyond.

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

#### **APPROACH**

Via the gated, gravelled driveway and entry at the front into the semi open-plan Lounge/Dining Room/Sunroom.

#### **DINING ROOM/SUN ROOM** 5.2m x 3m

With external door to the side elevation, 2 windows to the front elevation taking full benefit of the spectacular views, further window to the side elevation, internal window looking through to the Inner Hall, radiator, laminate flooring and steps leading up to the Lounge.

#### **LOUNGE** 5.6m x 3m

With window to the front elevation with majestic loch & mountain views, radiator, fitted carpet and French doors leading out to a paved patio area in the rear garden.

#### **KITCHEN/DINER** 4.6m x 4.4m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, freestanding fridge/freezer, dishwasher, washing machine, dining table & 4 chairs, ceiling pulleymaid, radiator, 2 windows to the rear elevation & further window to the front elevation, laminate flooring, and doors leading to the ground floor Bedroom and the Inner Hall.

#### **BEDROOM ONE** 4.6 x 4.3m

With triple aspect windows to the front, side & rear elevations, 2 radiators, fitted carpet and door to the En Suite WC.



**EN SUITE WC** 1.3m x .09m

Fitted with a white suite comprising wash basin & WC and laminate flooring.

**INNER HALL** 3m x 2.4m (max)

With carpeted stairs rising to the upper level, internal window looking through to the Sun Room, storage cupboard housing the hot water tank, radiator, fitted carpet and door leading through to the rear Porch.

**REAR PORCH** 1.9m x 1.8m

With external door & panel window to the rear elevation, radiator, laminate flooring and door leading to the Cloakroom.

**CLOAKROOM** 1.8m x 1m

Fitted with a white suite comprising wash basin & WC, partly tiled walls, frosted window to the rear elevation and laminate flooring.

**UPPER LANDING** 7.7m x 2.4m (max)

With dual aspect windows to the side & rear elevations, electric heater, fitted carpet and doors leading to all Upper level Bedrooms and the family Shower Room.

**BEDROOM TWO** 3.2m x 2.7m

With windows to the front elevation with fine open loch & mountain views, radiator and wooden flooring.

**SHOWER ROOM** 2m x 1.9m

With 2 steps up, fitted with a white suite comprising large walk-in shower enclosure, wash basin set in a vanity unit, WC, wall mounted mirror, frosted window to the side elevation and vinyl flooring.



**BEDROOM THREE** 3.2m x 3.2m

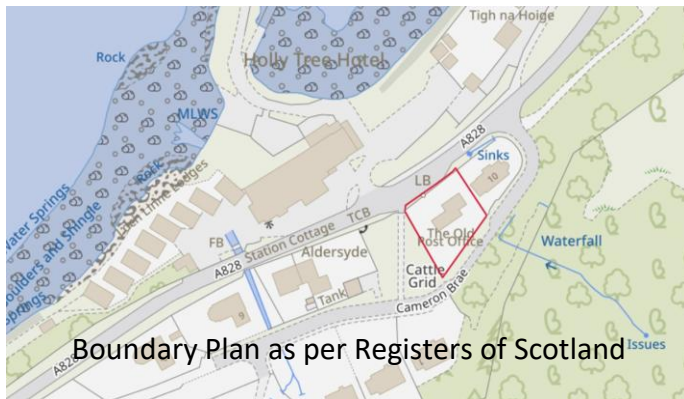
With window to the front elevation with beautiful loch & mountain views, built-in wardrobe, radiator and fitted carpet

**BEDROOM FOUR** 4.3m x 3.2m (max)

With window to the front elevation with amazing views over Loch Linnhe and beyond, further window to the side elevation, built-in wardrobes, radiator and fitted carpet

**GARDEN**

The well-maintained, enclosed & generous garden has the most amazing scenic views over Loch Linnhe. The garden is laid mainly with grass and is planted with mature trees, shrubs, bushes & seasonal planting. The rear garden offers a paved patio area leading out from the Lounge via French doors with ample space for garden furniture. The side garden houses a timber shed and the oil tank. The substantial driveway is laid with gravel with ample parking for multiple vehicles.





# The Old Post Office Kentallen



*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, electricity and drainage

**Council Tax:** Band E

**EPC Rating:** E46

**Gross Internal Floor Area:** 135 m<sup>2</sup>

**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.

## DIRECTIONS

From Fort William travel south on A82 for approx. 13 miles, continue over the Ballachulish Bridge, at the roundabout take the first exit sign posted Oban A828. Continue on this road for 3 miles. On entering the 40 mile speed limit zone, The Old Post Office is located directly opposite the Holly Tree Hotel & Restaurant and can be easily identified by the for sale board.

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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