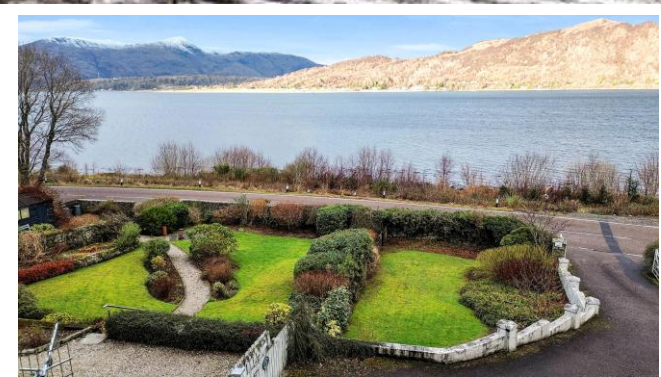




Craiglinnhe Cottage

Lettermore, Ballachulish, PH49 4JD

Guide Price £225,000



Fiuran
PROPERTY

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Craiglinnhe Cottage is a delightful, detached Cottage with 3 Bedrooms. Set in a breathtaking elevated position with panoramic views over Loch Linnhe & surrounding countryside, it would make a wonderful family home, idyllic holiday home, or a superb buy-to-let Investment.

Special attention is drawn to the following:-

Key Features

- Spacious detached Cottage
- Stunning views over Loch Linnhe
- Porch, Hallway, Lounge, Diner, Kitchen
- Bathroom, Sunroom, Inner Hall, Utility Room
- 3 Bedrooms (master with En Suite)
- Double glazed windows
- Oil-fired central heating
- Well-maintained mature garden
- Timber shed to side garden
- Driveway with private parking
- No onward chain



Craiglinnhe Cottage is a delightful, detached Cottage with 3 Bedrooms. Set in a breathtaking elevated position with panoramic views over Loch Linnhe & surrounding countryside, it would make a wonderful family home, idyllic holiday home, or a superb buy-to-let Investment.

The spacious accommodation comprises of the welcoming entrance Porch, Hallway, semi-open plan Lounge/Diner with spectacular loch & mountain views, Kitchen, Bathroom, Sunroom with majestic views, Inner Hall, Utility Room, 3 Bedrooms (Master Bedroom with En Suite Shower Room).

In addition to its picturesque location, Craiglinnhe Cottage benefits from double glazing & oil-fired central heating. Externally, there is a beautifully well-maintained mature garden with timber shed.

Lettermore is surrounded by the most breathtaking scenery of mountains and lochs and is steeped in history. The nearby village of Ballachulish offers a range of facilities including a nursery and primary school, a well-used community village hall, supermarket, post office hotels, restaurants, patisserie, pub, church and 9-hole golf course. The secondary school is located in the nearby 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, and surrounding areas.

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

APPROACH

Via the sweeping driveway and entry at the front into the Porch.

PORCH 1.7m x 1.1m

With external door to the front elevation, fitted carpet and door leading to the Hallway.

HALLWAY 3.2m x 0.9m

With fitted carpet and door leading to the Lounge, Bathroom, Sunroom and Bedroom 1.

LOUNGE 5.8m x 3.4m

Semi-open plan to the Dining Room and the Kitchen, 2 radiators and fitted carpet.

DINING ROOM 4.5m x 2.3m

With picture windows to the front & side elevations taking full advantage of the spectacular loch & mountain views, radiator and fitted carpet.

KITCHEN 5m x 2.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Lpg hob with extractor hood over, electric oven, tiled splash backs, integrated dishwasher, breakfast bar, radiator, dual aspect windows to the side & rear elevations, tiled flooring and sliding patio door leading out to the rear garden.



BATHROOM 2.1m x 1.8m

Fitted with a white suite comprising bath with electric shower over, wash basin & WC set in a vanity unit, heated towel rail, partly tiled walls & tiled floor.

SUNROOM 5.3m x 2.3m

With picture windows to the front & side elevations with unrestricted loch & mountain views, radiator, fitted carpet, semi-open plan to Bedroom 1 and doors leading to the Inner Hall and Bedroom 2.

BEDROOM ONE/OFFICE 3.1m x 3m (max)

This room can be accessed via a door from the Hallway or via an archway from the Sunroom. With window to the rear elevation, radiator and fitted carpet.

BEDROOM TWO 3.5m x 2.3m (max)

With window to the front elevation with views towards the loch & mountains, radiator and fitted carpet.

INNER HALL 3.4m x 3.3m (max)

L-shaped with built-in storage cupboards and shelving, fitted carpet and doors leading to the Master Bedroom and the Utility Room.

MASTER BEDROOM 4.7m x 3.2m

With sliding patio doors to the front elevation with the most amazing loch & mountain views, radiator, fitted carpet and door leading to the En Suite Shower Room.

SHOWER ROOM 1.4m x 1.9m

Fitted with a white suite comprising shower cubicle, wash basin set in a vanity unit, WC, heated towel rail, tiled walls, window to the rear elevation and tiled flooring.



UTILITY ROOM 4.2m x 1.3m

Fitted with a base & wall mounted unit, complementary work surface over, stainless steel sink & drainer, tiled splash backs, plumbing for washing machine, space for tumble dryer, space for free standing fridge/freezer, radiator, central heating boiler, window to the rear elevation, vinyl flooring and external door leading out to the rear garden.

GARDEN

With beautifully maintained and mature garden grounds surrounding the property. The front garden captures the magnificent open views and is planted with a variety of mature trees, shrubs and bushes. With ample space for garden furniture, perfect for sitting, relaxing and for enjoying the tranquil views. The side garden houses a timber shed and the oil tank. The gravelled driveway to the front of the property provides parking for the Cottage.



Craiglinnhe Cottage, Lettermore



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
Drainage to a shared septic tank.

Council Tax: Band D
EPC Rating: E52

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

Travel south from Fort William on A82 for approx. 13 miles, continue over the Ballachulish Bridge, at the roundabout take the first exit sign posted Oban A828. Craiglinnhe Cottage is approx. 1¼ miles ahead and is located on the left-hand side and can be identified by the for-sale sign.

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.

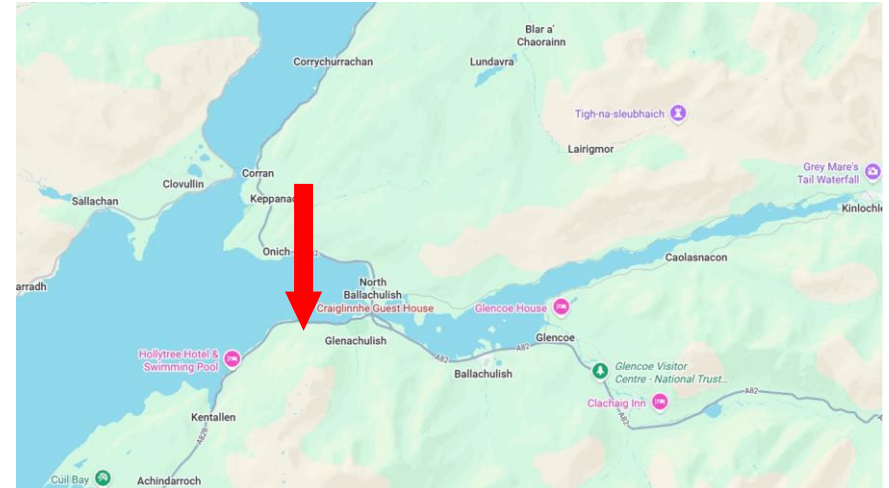
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

Prospective purchasers are advised to 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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Nearby views over Loch Linnhe
& the stunning countryside

