



16 ACHAPHUBIL | BY FORT WILLIAM | PH33 7AL

GUIDE PRICE: £160,000



Situated on the shores of Loch Eil and enjoying panoramic views across to the surrounding hills, 16 Achaphubil forms a desirable semi-detached dwellinghouse, set in generous garden grounds. In excellent order throughout and benefiting from double glazing and oil fired central heating, this well presented property offers deceptively spacious accommodation, conveniently arranged over two levels. The property comprises a welcoming entrance hallway, dual-aspect lounge/diner with open fire, modern bright kitchen, and a bathroom all on the ground floor, whilst two double bedrooms, both with direct loch views, are all located on the first floor. In addition to this attractive property, the garden grounds offer a fantastic external space, with a large shed included in the sale. Due to the size, location, and conditions of the shared sake, the property would be ideally suited as a first time buyers home.

Achaphubil is a small crofting township situated across Loch Eil from Corpach, with high schools in Strontian - some 27 miles away - or Fort William. Fort William can be reached by road (22 miles), or by means of a passenger ferry, from nearby Treslaig. There is also a daily bus service direct to Fort William from Achaphubil.

- Attractive Semi-Detached Dwellinghouse
- Desirable Rural Location with Stunning Loch Views
- In Excellent Order & Well Presented
- Lounge/Diner with Open Fire
- Modern Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden with Large Shed
- EPC Rating: D 63



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Entrance Hallway

UPVC entrance door, with half frosted glazed panel. With window to front loch views and stairs to upper level. Doors to bathroom and lounge/diner.

Bathroom 1.8m x 1.9m

With frosted window to front. Fitted with white suite of WC, wash hand basin, and bath with mains shower over. Wet-walling splashback.

Lounge/Diner 5.8m x 3.0m

With picture windows to both loch views and rear. Feature open fire with tiled fireplace and wooden overmantle. Door to kitchen.

Kitchen 3.8m x 3.1m

L-shaped with double window to rear and built-in understair cupboard. Fitted with modern white kitchen units, offset with wood effect work surfaces. Beko free-standing cooker. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Laminate flooring. UPVC door to rear garden.

Upper Level

Landing 2.0m x 1.1m

Hatch to loft. Access to eaves. Doors to bedrooms and walk-in boiler cupboard.

Bedroom 5.1m x 2.8m

Slightly L-shaped, with double Dormer window to loch views. Built-in wardrobe.

Bedroom 3.8m x 3.1m

L-shaped with double Dormer window to loch views.

Walk-In Cupboard

Housing hot water tank.

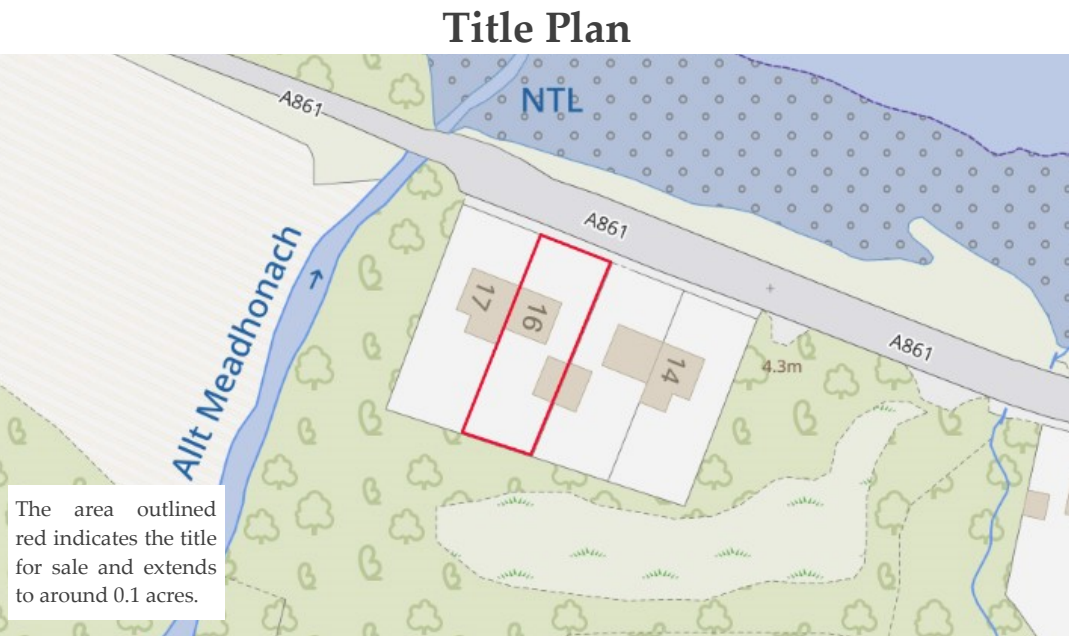
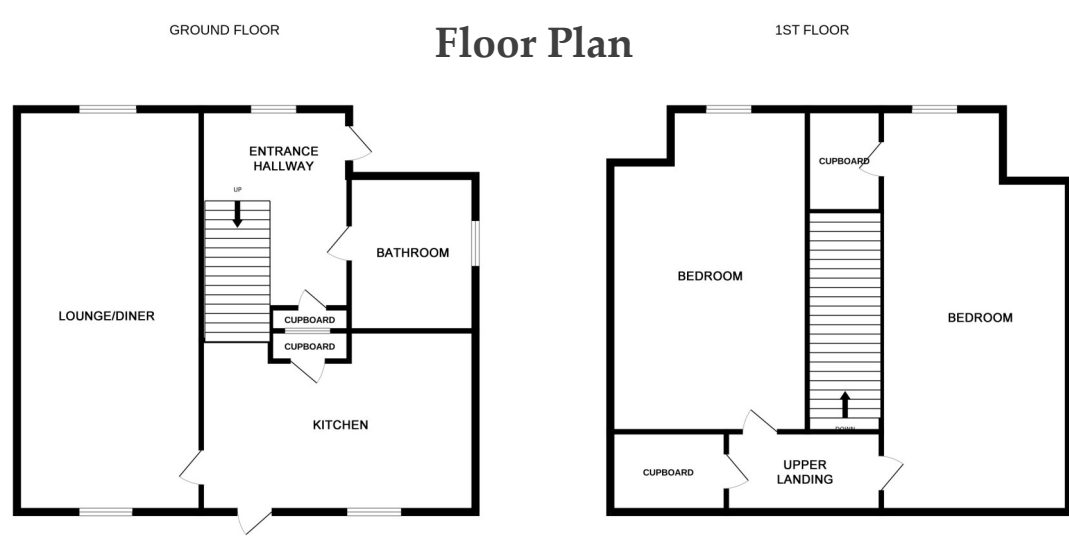
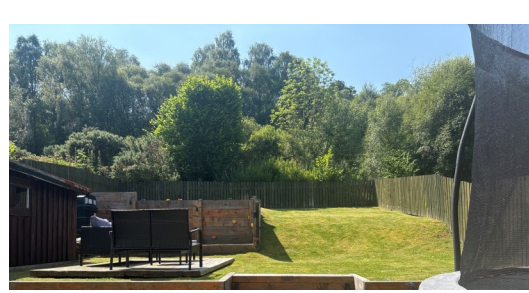
Garden

The property is surrounded by garden grounds to three sides, laid in the main to lawn. Approached by a paved pathway, leading to the entrance door and the garden shed, the front garden features seasonal planting. The rear garden is arranged over tiered levels, and features a gravelled pathway, wooden steps and a wooden mini climbing wall.

Travel Directions

From Fort William, take the A830 road to Mallaig for 11 miles. Turn left at the head of Loch Eil, where signposted Strontian, and follow the A861 road for approximately 9 miles. Number 16 is the second property on the right hand side.

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