



MacPhee & Partners



HAZELWOOD COTTAGE | TIGH A'PHUIRT | BALLACHULISH | PH49 4HN



PRICE GUIDE: £180,000

Enjoying a delightful setting on the edge of the sought-after Highland village of Ballachulish, Hazelwood Cottage is an utterly charming, detached traditional cottage, full of character and nestled within its own attractive gardens, yet conveniently situated within walking distance of local amenities. Beautifully presented and maintained to an excellent standard throughout, this enchanting cottage combines traditional Highland charm with a number of thoughtful modern improvements. Double glazing and two contemporary wood-burning stoves, situated in the cosy lounge and welcoming dining kitchen, provide warmth and comfort throughout the property, complemented by two Wi-Fi-controlled Haverland electric radiators, offering convenient remote operation. The ground floor accommodation comprises an entrance hallway, an inviting lounge, a stylish dining kitchen and a shower room, while a staircase leads to two charming bedrooms tucked beneath the roofline, reflecting the cottage's traditional proportions and character. Recent improvements include the installation of a modern fitted kitchen with appliances and a wood-burning stove, partial rewiring and the installation of a new fuse box as part of the kitchen refurbishment, roof maintenance, external redecoration, the careful thinning of mature trees to allow additional natural light, and the installation of an alarm system. The chimney has also benefited from annual sweeping, with the septic tank emptied regularly as required. Outside, the gardens extend around all sides of the cottage, offering a peaceful setting with scope for further landscaping and personalisation, while an attached workshop/store provides useful additional space. Subject to the necessary consents, there may also be potential to extend the existing accommodation. With its appealing character, picturesque surroundings and manageable proportions, Hazelwood Cottage presents a wonderful opportunity to acquire a charming Highland home, an idyllic holiday hideaway as currently enjoyed, or an attractive investment in the popular self-catering or residential letting market.

The picturesque village of Ballachulish lies approximately 15 miles south of Fort William, surrounded by some of Scotland's most breath-taking Highland scenery. Despite its wonderfully peaceful setting, the village offers a good range of everyday amenities, including a well-stocked Co-op, local shops, a visitor centre and café, hotel, primary school, medical centre, village hall and a welcoming bar and restaurant. Perfectly positioned for those who appreciate the great outdoors, Ballachulish is a gateway to an exceptional variety of leisure pursuits, from gentle woodland walks and scenic cycling routes to more adventurous activities such as hill walking, mountaineering, skiing, golf and water sports. The dramatic mountains of Glencoe are just two miles away, while the nearby ski centres at Glencoe Mountain Resort and Nevis Range offer year-round outdoor activities. The beautiful waters of Loch Leven provide opportunities for boating and water sports, opening into Loch Linnhe and offering onward access to the Inner Isles and the Caledonian Canal. The village also enjoys convenient bus connections to Glasgow, Fort William, Oban and Kinlochleven. With its magnificent natural surroundings, friendly village atmosphere and excellent access to the wider West Highlands, Ballachulish offers a truly special setting.

- Charming Detached Traditional Cottage in Excellent Order
- Desirable Village Location with Loch & Mountain Views
- Lounge with Wood-Burning Stove
- Dining Kitchen with Wood-Burning Stove
- 2 Bedrooms & Shower Room
- Double Glazing & Two Wi-Fi-Controlled Haverland Electric Radiators
- Garden with Attached Workshop/Store
- EPC Rating: F 26

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Accommodation

Entrance Hallway

UPVC front door with frosted glazed panel and stairs to upper level. Engineered oak flooring. Doors to lounge, shower room and dining kitchen.

Lounge 4.2m x 3.0m

Very slightly L-shaped, with window to front loch views. Morso wood-burning stove set on slate hearth with cast iron surround and wooden overmantle. Built-in press cupboard. Feature wall and ceiling with wooden tongue-and-groove cladding. Picture rail. Engineered oak flooring.

Shower Room 2.7m x 2.2m

L-shaped, with fixed window to rear. Fitted with white suite of WC, wash hand basin set in gloss vanity unit, and wet-walled shower cubicle with Mira shower. Tiled splashback. Heated towel rail. Small understair cupboard. Feature walls and ceiling with wooden tongue-and-groove cladding.

Dining Kitchen 4.1m x 3.2m

Very slightly L-shaped, with window to front loch views. Morso wood-burning stove, set on granite effect tiled hearth, and wooden overmantle. Fitted with modern pale grey-coloured kitchen units, offset with oak effect work surfaces. Granite effect breakfast bar. Integral Cooke & Lewis oven. Bosch electric hob with stainless steel extractor hood over. Under-counter integral fridge/freezer. Stainless steel circular sink unit. Tiled splashback. Built-in cupboard. Feature walls

and ceiling with wooden tongue-and-groove cladding.

Upper Level

Mid-Landing 1.3m x 0.6m

Remaining stairs to landing.

Landing 1.5m x 1.3m

L-shaped, with Velux window to rear. Fully wooden tongue-and-groove clad walls and ceiling. Doors to bedrooms.

Bedroom 2.8m x 2.6m

With Velux window to front loch views. Fully wooden tongue-and-groove clad walls and ceiling.

Bedroom 2.8m x 2.6m

With Velux window to front loch views. Fully wooden tongue-and-groove clad walls and ceiling.

Attached Workshop/Store 2.9m x 2.2m

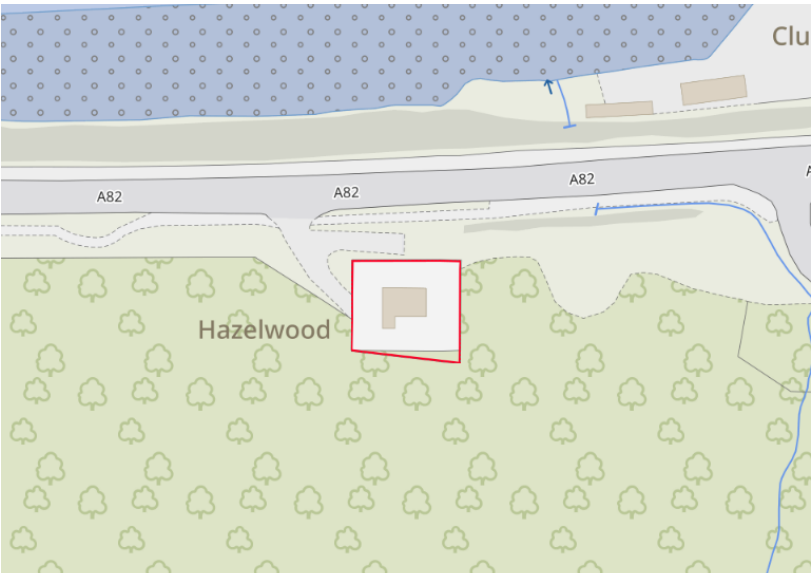
Brick built, with door and window to sides. Metal corrugated roof.

Garden

The property enjoys garden grounds to all sides. The property is approached at the front by steps leading up to the garden gate. The sloping grounds are laid in the main to lawn, offset with mature hedging, trees, shrubs and bushes, with a slate pathway leading around, and a slate patio area to the rear. Further slate steps lead up to a raised lawn area. A useful attached brick-built workshop/store features to the rear of the property.



Title Plan



Title Plan

The area outlined red indicates the title for sale, equating to around 0.11 acres.

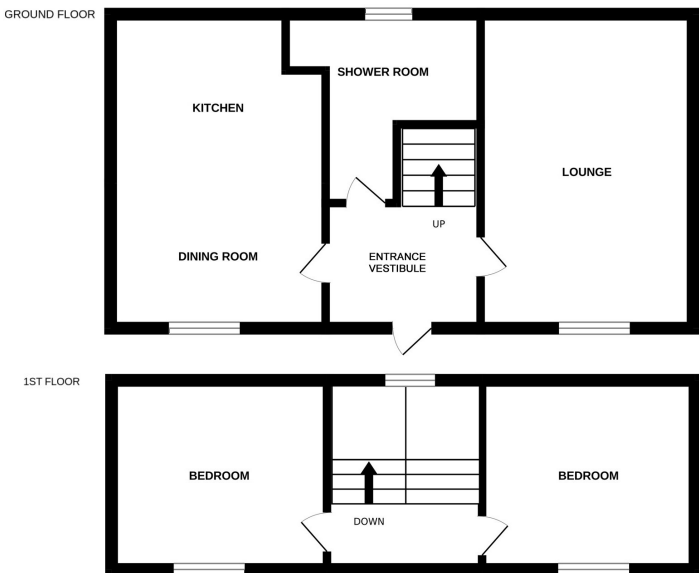
Travel Directions

From Fort William, travel south on the A82 for approx. 14 miles, passing both entrances in to the village of Ballachulish itself. Hazelwood Cottage is the first property on the right hand side after the Ballachulish Slate Arch on the right hand side.

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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).