



ARDLEVEN | GLENCOE | PH49 4HS



PRICE GUIDE: £180,000

Occupying a private position, nestled in the desirable village of Glencoe, the sale of Ardleven offers an exciting opportunity to purchase a charming, detached cottage, set in generous garden grounds. Offering deceptively spacious accommodation, conveniently arranged over one level, the property comprises a bright entrance hallway, lounge/diner with multi-fuel stove and built-in storage, a breakfasting kitchen, a principle bedroom featuring an en-suite bathroom, two further double bedrooms, and a bathroom. Benefiting from double glazing and an LPG fired central heating system, the garden with garage, further enhance the property. Whilst full upgrading and modernisation is required, following works, the cottage would present a fantastic family home, idyllic holiday retreat, or investment opportunity for the buoyant, self-catering market.

Located within historic Glencoe, this thriving village is located below towering mountain, The Pap of Glencoe. Offering a good choice of accommodation, including a local hotel, Folk Museum with traditional thatched roof, church, popular cafes, filling station with well-stocked shop, gallery, police station, dental surgery and primary school, with a secondary school in nearby Kinlochleven and further amenities in neighbouring Ballachulish, the property is well placed to take advantage of the many leisure and pleasure activities which the area has to offer. The principal town of Fort William, some 16 miles distant, offers a wider range of services and facilities. The area is recognised as the 'Outdoor Capital of the UK' and benefits from year round visitors taking advantage of the excellent outdoor pursuits available throughout the year including water sports, walking, sailing, fishing, mountaineering, ski-ing, golf and sight seeing to name but a few.

- Charming Detached Cottage
- Desirable Village Location with Mountain Views
- Requires Upgrading & Modernisation
- Lounge/Diner with Multi-Fuel Stove
- Breakfasting Kitchen
- 3 Double Bedrooms (Principle with En-Suite Bathroom)
- Bathroom
- Double Glazing & LPG Fired Central Heating
- Garden
- Detached Garage & Private Driveway
- EPC Rating: E 49

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Accommodation

Entrance Hallway 2.0m x 2.0m

With glazed UPVC front door. Doors to principle bedroom and lounge/diner.

Principle Bedroom 4.8m x 3.5m

L-shaped, with two windows to side and one to front. Built-in wardrobe with double doors. Fitted desk area. Door to en-suite bathroom.

En-Suite Bathroom 2.7m x 2.0m

With frosted window to rear. Fitted with white suite of Closomat Palma Automatic WC, wash hand basin, and raised spa bath with shower attachment over. Wet-walling splashback.

Lounge/Diner 5.4m x 4.8m

With two windows to rear. Multi-fuel stove set on tiled hearth, with tiled surround and wooden overmantle. Two built-in cupboards. Arch to breakfasting kitchen.

Breakfasting Kitchen 5.8m x 3.4m

With three windows to rear and one to side. Fitted with wooden kitchen units, offset with tiled work surfaces. Integral Hygena oven. Electric hob. Integral NEFF dishwasher. Integral fridge freezer and washing machine. Grey coloured one-and-a-half bowl sink unit. Laminate flooring. Wooden stable door with frosted glazed panel to side. Door to inner hallway.

Inner Hallway 4.8m x 1.0m

With window to side. Hatch to loft with Ramsay ladder. Doors to bathroom and bedroom.

Bathroom 2.3m x 1.6m

Slightly L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin, and bath with shower attachment over. Tongue-and-groove splashback.

Bedroom 3.7m x 3.5m

L-shaped, with window to front. Shelved alcove.

Bedroom 4.1m x 3.5m

L-shaped, with window to side. Built-in wardrobe with cupboard over.

Garden

Approached by a gravelled driveway leading to the detached garage, a paved ramped pathway leads to the front door. The grounds are laid in the main to natural lawn, offset with mature trees and bushes.

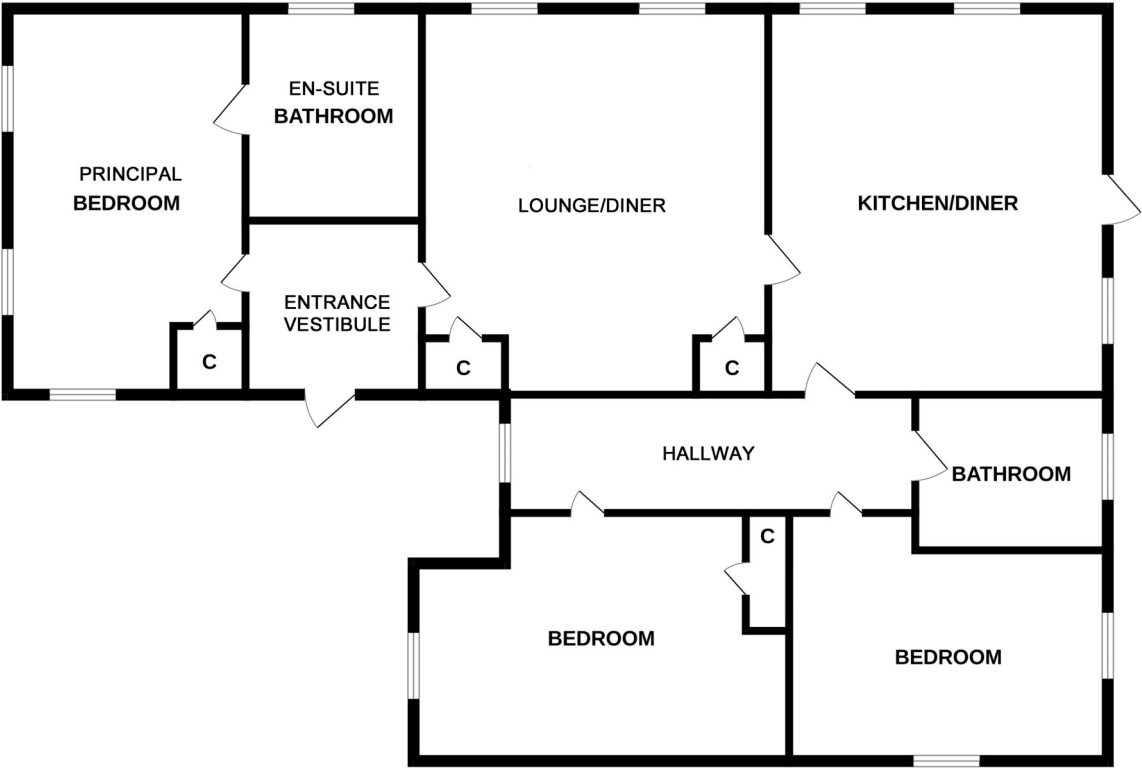
Travel Directions

From Fort William, travel south along the A82 for 16 miles, passing Ballachulish village, and then Glencoe Yacht Club on the left hand side. Turn left at the next junction on the left, signposted B863 Kinlochleven, then immediately turn right in to Glencoe Village. Follow the road ahead for around 0.2 miles, passing both the entrance and exits for Lorn Drive on the left. The entrance to the property is located on the left hand side, directly after the sign for Little Dunire & Kentra Cottages.

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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)'.