



PETER MURPHY & CO  
ESTATE AGENTS



## **Sgurr Na Stri Laroch Beag, Ballachulish, PH49 4LB Offers Over £260,000**

Nestled in the picturesque setting of Laroch Beag, Ballachulish, this charming detached bungalow offers a delightful blend of comfort and convenience, with stunning mountain views. The property features a bright and spacious lounge that serves as the heart of the home, perfect for both relaxation and entertaining. The property has been fully renovated over the last three years, including a brand new roof and boasts three spacious bedrooms, providing ample space for family living or accommodating guests. The layout is thoughtfully designed to ensure a harmonious flow throughout the home, making it an ideal choice for those seeking a tranquil retreat in a stunning natural environment. The kitchen/dining room is well appointed with ample dining space and the bathroom is stylish, with shower over bath. With its single-storey design, this property is particularly appealing for those who prefer easy access and a low-maintenance lifestyle. Set against the backdrop of Ballachulish's breathtaking landscapes, this bungalow not only offers a comfortable living space but also the opportunity to enjoy the great outdoors. Whether you are an avid hiker, a nature enthusiast, or simply someone who appreciates serene surroundings, this location is sure to captivate you. In summary, this delightful bungalow in Ballachulish presents a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a beautiful part of Scotland. Externally there are lawned gardens to front and rear, a driveway providing off street parking and leading to the detached garage. With its generous living space and charming features, it is a property that truly deserves your attention.

## ENTRANCE VESTIBULE

External door opens to the entrance vestibule. Glazed door leads through to the hallway.

## HALLWAY

Hallway leads to all rooms. Large storage cupboard.

## LOUNGE

The bright and welcoming lounge has a large picture window to front.



## KITCHEN/DINING ROOM

The well appointed kitchen has an excellent selection of wall and base units with contrasting worktops. Ample space for formal dining. Two windows to rear and door to side.



## BEDROOM 1

This large double bedroom has fitted wardrobe and window to rear.



## BEDROOM 2

This double bedroom has fitted wardrobe and window to front.



## BEDROOM 3

This double bedroom is current used as an office. Fitted wardrobe and window to front.



## BATHROOM

The stylish bathroom has a selection of wall units and includes wc, wash hand basin and bath with electric shower over.



## FRONT GARDEN

The front garden is laid to lawn. The driveway provides off street parking and leads to detached garage.

## REAR GARDEN

The rear garden is laid to lawn.

## GARAGE

The large detached garage has an up and over door to front. Door and window to side. The garage also benefits from power and light.

## LOCATION

Located in the private development of Laroche Beag in desirable Ballachulish, the property is ideally situated within walking distance of all the village's amenities, which include hotel, cafe, pub and restaurant, supermarket, primary school and doctor's surgery. The area offers many leisure and pleasure activities including sailing, golf, hillwalking and cycling to name a few. The mountains of Glencoe are approximately 2 miles distant while watersports can be enjoyed in Loch Leven which opens into Loch Linnhe and gives access westwards to the Inner Isles and eastwards to the Caledonian Canal. A secondary school is located in nearby Kinlochleven with further amenities in Fort William, 16 miles distant.

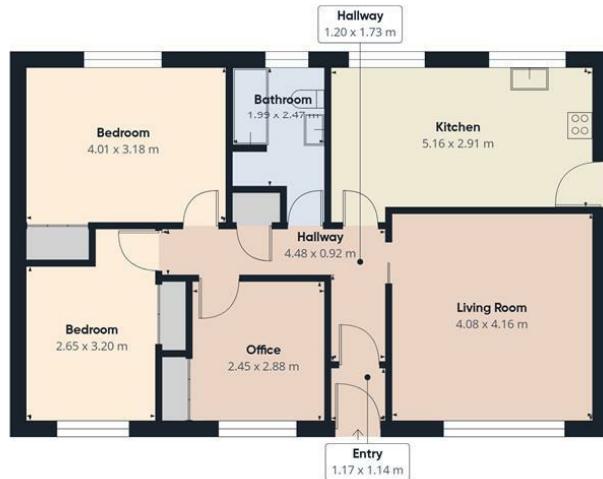
## MISCELLANEOUS INFORMATION

Tenure - Freehold.

Council Tax - Band D.

## DISCLAIMER

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Ground Floor Building 1



Approximate total area<sup>(1)</sup>

94.1 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

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