



PETER MURPHY & Co
ESTATE AGENTS



Sgurr Na Stri Laroach Beag, Ballachulish, PH49 4LB

Offers Over £260,000

Nestled in the picturesque setting of Laroach 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.



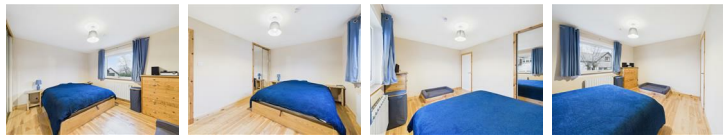
KITCHEN/DINING ROOM

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 Laroch 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.

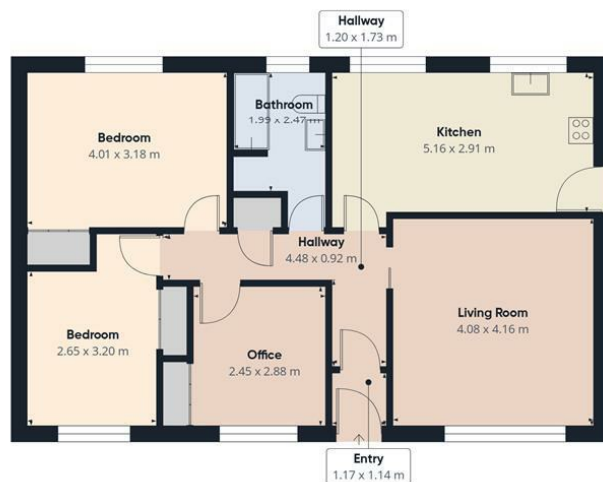
MISCELLANEOUS INFORMATION

Tenure - Freehold.

Council Tax - Band D.

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
94.1 m²

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.