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## 19 LORN DRIVE, GLENCOE



**Semi-detached house on large corner site enjoying excellent views to the hills around Glencoe from all windows**

- Entrance hall, Lounge, Kitchen/Dining Room and Bathroom on Ground Floor
- Upper landing and three Bedrooms on Upper Floor
- Double glazed throughout
- Solid fuel C.H.
- Excellent condition throughout
- Many extras included



**OFFERS OVER £140,000**

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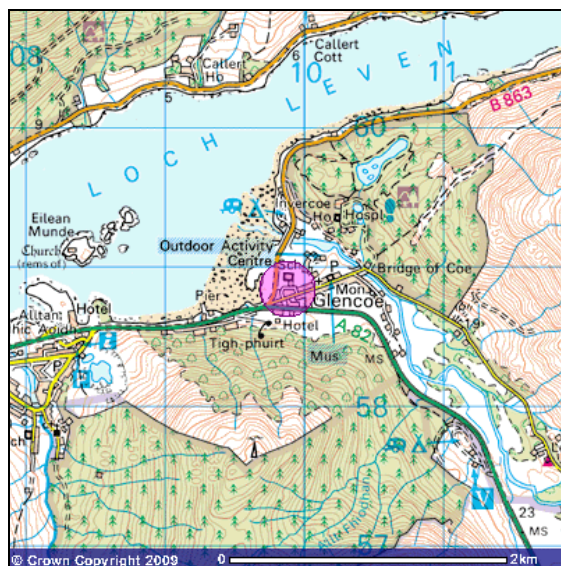
No.19 Lorn Drive is situated in the popular village of Glencoe set amidst splendid scenery. The property sits on a corner site and enjoys excellent views to the front, side and rear to the hills above the village.

Glencoe lies within the Lochaber area, known as Outdoor Capital of the UK and is ideally situated to benefit from the main outdoor activities such as ski-ing, mountaineering, hill walking, cycling, sailing and kayaking. Glencoe is world famous and steeped in history, not least the infamous Massacre in 1692 and being situated just off the A82 Glasgow – Fort William road, it is a popular area with tourists. More recently Glencoe has featured in Harry Potter films with several scenes shot in and around the Glencoe area.

The village of Glencoe and the adjacent village of Ballachulish provide all facilities with shops, Post Office and there is a Primary School in the village and Secondary Schools in Fort William and Kinlochleven. There is a regular bus service from Glencoe to all points south and also to the town of Fort William.

#### **LOCATION – 19 Lorn Drive, Glencoe, PH49 4HR**

Driving from Fort William turn left off the A82 and then immediately right into the village. Lorn Drive is on the left hand side and is a one-way road. Follow this road round until reaching No.19 on the right hand side, situated on a corner site. The property has its own car parking area within the site.



The house is double glazed throughout with hardwood surrounds and has solid fuel central heating, operating from the Lounge fire back boiler.

The carpets and fitted floor coverings and the curtains throughout the property are included in the sale.

The house is in excellent order throughout and has been attractively completed with pine doors, pine skirtings and tastefully decorated throughout.

#### **ACCOMMODATION**

The external door with frosted double glazed window gives access to the Hall. The stairway to the Upper Landing leads from the Hall and there is under stairs storage area. There is a radiator, smoke alarm and fitted meter cupboard.

#### **LOUNGE 4.7m x 3.8m (15'5" x 12'6")**



Enjoying fine views to the front of the property and towards the Pap of Glencoe the Lounge has a open fire with tiled hearth and surround and which powers the central heating system. Three piece pendant light. Radiator. Glass panel door to Kitchen.



**KITCHEN/DINING ROOM 4.7m x 2.7m (15'5" x 9'0")**



Fully fitted Kitchen with six base units each with fitted drawer and work surface above, full length cupboard, partially glass fronted and four glass fronted wall mounted units. Stainless steel sink with mixer taps and drainer. Fitted cupboard containing hot water cylinder. The Leisure double oven with 4-ring halogen hob included in sale. Xpelair. Vertical louvered blinds. Rear access door leads off.



**BATHROOM 2.7m x 1.95m (9'0" x 6'5")**



Full bathroom suite comprising spacious bath with electric shower and shower screen, w.c. and w.h.b. Heated towel rail. Xpelair. Mirror fronted medicine cabinet. Fitted mirror above w.h.b. Walls partially tiled and partially pine lined. Roller blind.

**UPPER LANDING**

The stairway from the hallway leads to a spacious Upper Landing. The free standing bookcase is included in the sale. Radiator. Smoke alarm. Access to roof space. Window to side elevation.

**BEDROOM 1 4.75m x 2.8m (15'7" x 9'2")**



The master bedroom has double windows with view to the rear, towards Beinn Bhan and surrounding hills. Radiator

**BEDROOM 2 3.85m x 2.8m (12'8" x 9'3")**

Front facing and again with excellent views. Two fitted wall mounted book shelves. Radiator.

**BEDROOM 3 3.85 m x 2.85m (12'8" x 9'4")**

Again front facing with excellent views. Radiator.

**GARDEN GROUND**

There is good sized garden ground to front, side and rear. Laid out in lawns and flower beds. There is a chipped stone driveway leading off the public roadway. The timber garden shed is included in the sale.

**EXTRAS** – The carpets and fitted floor covering, the curtains and the kitchen cooker/hob and the bookcase on the Upper Landing are included in the sale.

**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers but early entry is available.

**PRICE GUIDE** – Offers Over £140,000 are sought.



Further Particulars from and Enquiries and Offers to the Selling Agents:-

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Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.