

# DORAIG COTTAGE, ONICH

**mcintyre & co**  
*Solicitors & Estate Agents*



Set in approx 1.5 acres in a desirable location surrounded by Woodland and West Highland Scenery

Significant garden area extends to approximately 1/3 acre

Fabulous spot ideal for siting a lodge or glamping pods

A stroll to the shoreline of Loch Linnhe and the beach

Well maintained and deceptively spacious detached family home with Three bedrooms & Two bathrooms

New Kitchen / New Shower room with under floor heating

Gated access with parking for 3/4 vehicles / Detached garage

Tenure is freehold/Council Tax Band D / Energy Performance Rating E:53



## GUIDE PRICE

# £290,000



## DESCRIPTION

McIntyre & Company are delighted to bring Doraig Cottage to the market.

This is a deceptively spacious property that sits in approximately 1.5 acres that was built around 1993 and extends to approximately 90sq m.

This delightful family home is situated between Glencoe and Fort William and sits in a woodland setting surrounded by beautiful West Highland Scenery with views towards the Morvern Peninsula, one of the most alluring and accessible parts of the Scottish Highlands.

The cottage is beautifully maintained and predominantly neutrally decorated. Recent enhancements include a lovely modern fitted kitchen with integrated appliances and a superb ground floor shower room with underfloor heating, rainfall shower and wet wall finish. The lounge-kitchen-diner is open-plan and sliding patio doors open onto a veranda style seating area that over looks the garden towards a woodland setting beyond.

The property benefits from a bathroom and shower room on separate levels, three generously proportioned bedrooms (one on the ground floor), double glazing and has electric heating.

In addition to the cottage garden at the rear there is a approximately 1/3 acre of garden ground to the side of the property that has independent gated access. This is an ideal location to site a holiday lodge or glamping pods that have the potential to generate an income.

The property forms a fabulous family home that also lends itself to an excellent holiday home, holiday let and Airbnb.

## DIRECTIONS: Doraig Cottage, Onich, PH33 4SD

From Fort William travel South on the A82, passing the Corran Ferry, continue for approx 1.5miles, passing the signs for Bunree and Inchree. Continue until passing the red pillar box and turn immediately right at the bus stop/bus shelter. Doraig Cottage is the first cottage on the right and has metal gated access.

## LOCATION/AMENITIES

The village of Onich is located on the A82 between Glencoe and Fort William and offers a range of village amenities including a village shop/café, primary school, garage, church, hotels with restaurant and bar. Ballachulish just 4 miles to the south, has a well-stocked supermarket, golf course and a range of restaurants, hotels and cafés. Fort William and Oban are within easy reach by road and offer specialist shops.

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK.” The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

The village of Glencoe is just 6 miles away and further into the glen there is a challenging skiing area with chair lift facilities to a range of slopes, while Nevis Range, 7 miles north of Fort William, offers gondola access to a skiing area adjacent to Ben Nevis. In winter, snowboarding and skiing are available at Aonach Mor and Glencoe.





LOUNGE-KITCHEN-DINER: 5.59m x 5.01m

#### LOUNGE AREA:

An L shaped room with sliding patio doors that provide lovely woodland views. Recessed bookcase/shelving.

#### KITCHEN-DINER AREA:

New, modern fitted kitchen with integrated oven, hob, extractor and dishwasher. With a variety of wall, drawer and base units, glass splashback above hob and partial laminate flooring. Space for a dining table.

BEDROOM G.F: 3.89m x 3.04m

Large walk in cupboard with shelving, hanging rail and lighting.

SHOWER ROOM G.F: 2.44m x 1.83m

New modern shower room. Comprises: shower cubicle with rainfall shower and glass folding door. W.C, Wash Hand Basin with vanity cupboard below, extractor, full wet wall finish spotlights and laminate floor. Underfloor heating.

#### FIRST FLOOR:

LANDING: 2.86m x 1.56m

A good size with reading nook. Carpet flooring and Velux style window.

BEDROOM 2: 4.15m x 4.11m

A huge room currently houses 2 pairs of bunk beds and has a seating area. Dual Velux style windows. T.V point.

BEDROOM 3: 4.11m x 2.69m

Another spacious double room enjoying hillside and woodland views. Access to loft.

BATHROOM: 2.46m x 1.86m

Bath with hand attachment, W.C, Wash Hand Basin, extractor, heated towel rail, modern wall and cushioned vinyl flooring.





The property sits in approximately 1.5 acre of ground with a large wrap around garden. Metal gates to the front provide vehicular access into the grounds and further pedestrian gates provide access at the far end of the garden.

The area to the side of the dwelling is approximately 1/3 acre of predominantly grass with mature trees to the perimeters.

There is a low level stone wall and beech hedge to the front. The cottage driveway is stone chipped with sufficient space for 4+ vehicles, the stone chip continues around the property to the rear where there is a relatively private garden with a Veranda style seating area and Patio.

A low level retaining wall and steps separate the stone chip from a predominantly grassed garden. There is a large detached garage and an outside tap.

This is a tranquil garden providing some lovely hillside and woodland views surrounded by an abundance of wildlife to include one of Scotland's most loved species, the Red squirrel.



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