



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Strathmore, Glencoe**

HIGHLANDS, PH49 4HS

# Strathmore, Glencoe

Glencoe is a truly beautiful place, combining Highland hospitality with world renowned scenery, offering some of the best things to see and do in Scotland. Located along the A82 trunk road from Glasgow to Inverness, it is without doubt one of the most famous and scenic areas in the Scottish Highlands. Here you will find mountains and rivers, as well as an all season playground for a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports. Glencoe is part of the Outdoor Capital of the UK, and attracts visitors all year long. In fact Glencoe lies between two mountain resorts, The Nevis Range Mountain Resort just outside Fort William and Glencoe Mountain Resort, both offering skiing, snowboarding and mountain biking. There is also the Dragons Tooth golf course in Ballachulish (with eighteen holes) and very popular with both locals and visitors alike.

You will find local shops, Post Office, restaurant, hotel, church and services in both Glencoe Village and the nearby village of Ballachulish.

The nearest large town is Fort William, sixteen miles north, which offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. Here there are excellent transport links, which allow access to larger cities such as Inverness and Glasgow. There is one primary school in Glencoe, and the high school is in Kinlochleven. Glencoe is the perfect setting for an idyllic way of life in an area of breath taking beauty.

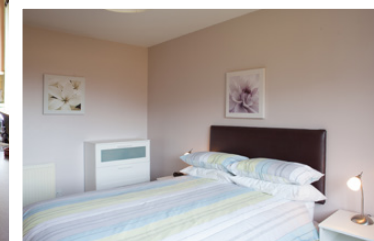
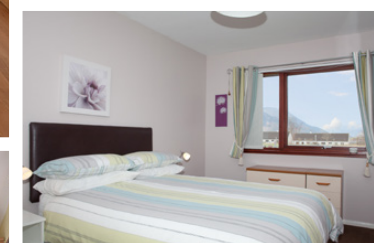
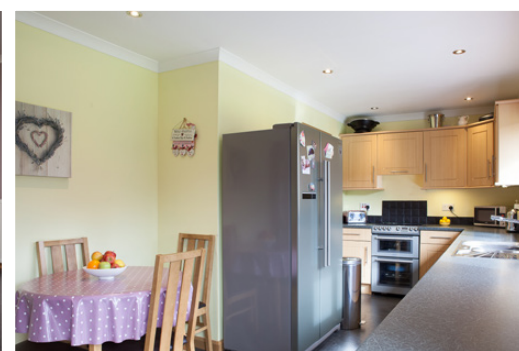
Mcewan Fraser are delighted to offer this beautiful bungalow situated in one of the most picturesque villages in the Highlands.

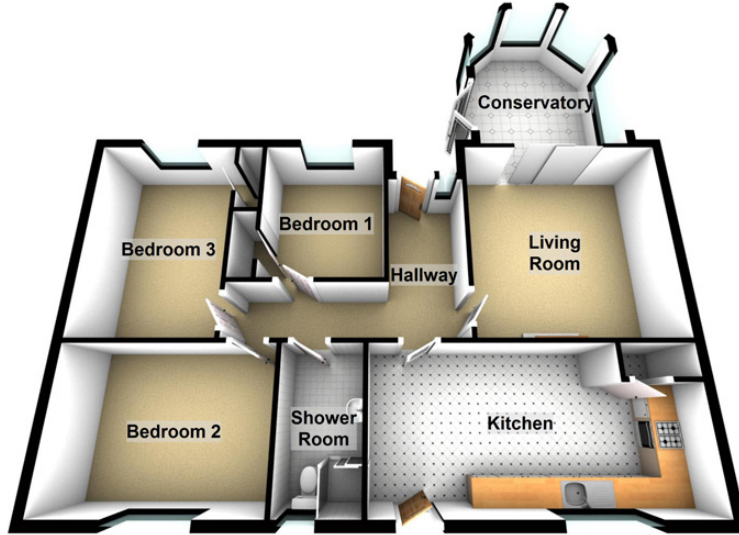
This substantial, bright and well-presented property is located in the heart of Glencoe. This property is a beautiful family home, located on a generous plot of over a third of an acre, for which there has previously been granted planning permission for a second property. The property boasts beautiful panoramic views over Loch Leven, and towards the Pap of Glencoe, which combined add the wow factor for Strathmore.

Very well decorated property consists of well proportioned kitchen, living room, three bedrooms and a stunning conservatory, allowing you to relax and enjoy the amazing views.

Oil fired central heating combined with double glazing ensure that the property is well insulated.

Strathmore offers potential clients the opportunity of living in one of the most beautiful parts of the country so early viewing is highly recommended.



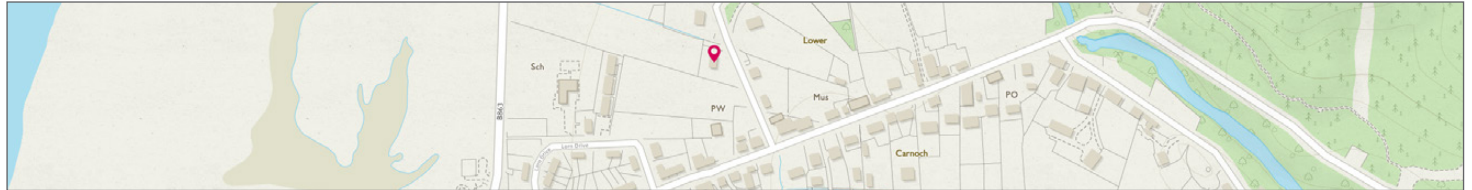


### Approximate Dimensions (Taken from the widest point)

Kitchen	5.92m (19'5") x 2.95m (9'8")
Living Room	4.61m (15'1") x 4.21m (13'10")
Conservatory	4.62m (15'2") x 3.62m (11'10")
Bedroom 1	3.74m (12'3") x 3.04m (10')
Bedroom 2	3.74m (12'3") x 3.02m (9'11")
Bedroom 3	4.13m (13'7") x 2.66m (8'9")
Shower Room	2.95m (9'8") x 1.52m (5')

Gross internal floor area (m<sup>2</sup>) - 104m<sup>2</sup>

EPC Rating - E



  
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**Part  
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