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STOB BHAN, CAMPBELL ROAD, TOMONIE, BANAVIE, FORT WILLIAM



Modern detached four Bedroom Bungalow in residential area of Tomonie

- Lounge
- Dining Room
- Kitchen
- Utility Room
- Toilet/Shower Room
- Four Bedrooms (one en-suite)
- Double glazed
- Oil fired heating

OFFERS OVER £245,000

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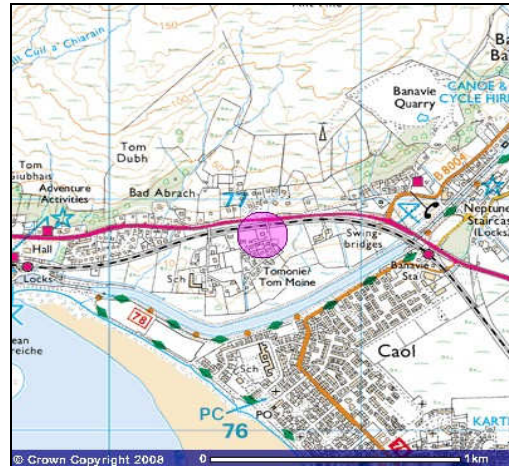
Stob Bhan is a detached house in the residential area of Tomonie, Banavie. The property is a modern detached bungalow with internal wood finishings. There is an extensive garden with the house. The garden ground is mainly undeveloped which would allow any purchaser to develop the garden to their own taste. There is parking for at least four cars. The property benefits from the balance of the NHBC warranty. There are excellent views to Glen Nevis, Ben Nevis and Nevis Range.

The accommodation comprises an L-shaped Hall, Lounge, Dining Room, Kitchen, Utility Room, Toilet/Shower Room, four Bedrooms (one of which is en-suite). There is double glazing and oil-fired central heating.

Tomonie is on the outskirts of the village of Corpach. Corpach has a community centre, railway station, two general stores, a bus service to and from the district town of Fort William. Nearby is Banavie Primary School. The main district town of Fort William is approximately four miles from Corpach. Fort William has additional shopping and leisure facilities.

LOCATION – Stob Bhan, Campbell Road, Tomonie, Banavie, Fort William, PH33 7PX

On leaving Fort William Town Centre travel on the A82 (Inverness road) until reaching the mini-roundabout at the BP petrol station. At the mini-roundabout turn left onto the A830 Mallaig road. Follow the road heading towards Corpach. Just before Corpach, Tomonie is signposted to the left. At the signpost for Tomonie turn left off the A830 into Wilson Way. Drive over the bridge following the road until it narrows and turns to the right then follow the turn to the left. Stob Bhan is the second house on the right.



ACCOMMODATION

The wood-finished front door opens into the L-shaped Hallway. The Hallway has a wood laminated floor finish which continues into the Lounge. The use of wood skirting and door surrounds is continued throughout Stob Bhan. In the Hallway there is a large built-in cupboard. There are three ceiling lights. The attic has lighting and power supply.

LOUNGE 5.11m (16'9") x 4.9m (16'1")



The Lounge patio doors give excellent views to Ben Nevis, Glen Nevis and Nevis range. There is also a window to the side elevation with views to Loch Eil. The Lounge is a well proportioned room with pine doors to the Hallway and to the Dining Room. Wood laminate floor finish. Two ceiling lights.



DINING ROOM 4.5m (14'9") x 2.74m (9'0")



From the Lounge the connecting door with pine finished door with glass panels opens into the Dining Room. This room also has wood laminate flooring. There is a window to the side overlooking the garden and providing views to the surrounding countryside. Four-bulb spotlight fitting. The connecting door opens into the Kitchen.

**KITCHEN 4.62m (15'2") x 3.32m (10'11")
(main area)**



Spacious modern fitted Kitchen. All the floor mounted kitchen units have marble effect work surface and matching marble effect splash back. There is a stainless steel one and a half bowl sink with mixer tap and drainer. Included in the built-in kitchen units is a three drawer unit with pan drawer. The integral 4-ring halogen hob, oven and grill are all included. Also included is the fitted cooker hood with three speed fan and light.



UTILITY ROOM 2.63m (8'8") x 1.74m (5'8")

The Utility Room has an external door, with opaque glass panels, opening to the back garden. The Utility Room has a marble effect work surface, sink with mixer tap, space and plumbing for a washing machine. Extractor fan and strip light.

**TOILET/SHOWER ROOM 2.28m (7'6") x
1.69m (5'6") at widest point**

W.c. and w.h.b. There is a corner shower unit with wet wall finish and Creda shower. Extractor fan.

BEDROOM 1 3.43m (11'3") x 2.65m (8'8")



This is the first Bedroom on the right. There is a window to the front garden with excellent views of Aonach Mhor, Ben Nevis and Glen Nevis. Fitted wardrobe. Triple spotlight fitting.



This is a bathroom sized en-suite. There is partial wall tiling. Large modern bath with mixer taps. The en-suite has a separate shower cubicle with walk-in/drying area. W.c. and w.h.b. Extractor fan. Radiator/heated towel rail.

BEDROOM 3 2.94m (9'8") x 3.15m (10'8")



This Bedroom has a window to the back garden. Fitted wardrobe. Triple spotlight fitting.

BEDROOM 2 3.53m (11'7") x 3.27m (10'9")



This is the second Bedroom on the right. This front facing room is the main bedroom with en-suite facilities. There is a fitted wardrobe. Wood laminate floor finish. Views similar to those from Bedroom 1.

BEDROOM 4 3.29m (10'9") X 2.43m (8'0")

Window to the back garden. Fitted wardrobe and 4-light spotlight fitting.

EXTERNALLY

Stob Bhan has a spacious garden which the present owners have not fully developed. This leaves scope for any purchaser to create and design their own garden. There is parking for at least four cars. Rotary clothes dryer.

EN-SUITE 2.26m (7'5") x 3.27m (10'9")



View from the side elevation of Stob Bhan



View from front of Stob Bhan

EXTRAS – All carpets, floorcoverings, curtains and blinds are included in the sale price. Also included are the hob, oven, grill and cooker hood.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £245,000 are sought.

A Home Report is available for this property from:-

<http://www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=167&postcode=PH33%207LX>

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

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These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

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.