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Solicitors & Estate Agents



THE ROWANS, BADABRIE, BANAVIE, FORT WILLIAM



**Detached Bungalow on elevated site
with magnificent panoramic views to south and west**

- Entrance Vestibule, Reception Hall
- Living Room, Lounge/Dining Room
- Fully fitted Kitchen, Utility Room
- 3 Double Bedrooms
- (Master Bedroom en-suite)
- 4th Bedroom/Study
- Garage
- Landscaped Gardens
- Carpets, blinds and many extras
- Double-glazed throughout
- Calor Gas C.H.



PRICE GUIDE £295,000

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"The Rowans" is a Detached Bungalow, constructed in the late 1970s and extended by the existing owners in 1997. The house is beautifully appointed throughout and the doors, skirtings and other finishes are of the highest standard. The garden ground has been landscaped and, although it is fairly extensive, the design and layout provides for low maintenance. To the side of the house is a driveway suitable for car-parking, with the driveway leading to a garage.

The property enjoys magnificent views to the south and west, taking in Aonach Mor, Aonach Beag, Ben Nevis, Stob Ban, Cow Hill and The Mamores, the views being enhanced by a large picture window in the living room and "cathedral-style" windows in the lounge/dining room.

The property is served by Calor Gas central heating, with a new condensing boiler having been fitted some six years ago, and the property is double-glazed throughout. The Sky dish and cabling (suitable for HD) are included in the sale, as are all of the carpets and fitted floor coverings, the curtain poles (with the exception of the master-bedroom curtain pole), the window blinds and many extras, particularly kitchen items.

The accommodation comprises Entrance Vestibule, Reception Hall, Living Room, Lounge/Dining Room, fully-fitted Kitchen, Utility Room, 3 Bedrooms (master bedroom having an en-suite shower room), 4th Bedroom/Study and plenty of storage space.

Badabrie is on the northern edge of the village of Banavie, and Corpach is nearby with a general store, good rail and bus links to Fort William, a community hall and other facilities. Fort William is approximately four miles from Banavie and has a full range of shops, hotels and leisure facilities. Banavie Primary School is situated a short distance from Badabrie, and Lochaber High School is approximately one mile away.

LOCATION

On leaving Fort William town centre, travel on the A82 (Inverness road) until reaching the mini-roundabout, turning then onto the A830 towards Mallaig. Follow the road over the Caledonian Canal, and Badabrie is approximately a quarter mile beyond the Canal on the right-hand side. "The Rowans" sits immediately above the entrance to the development on an elevated site.

This property is in an immaculate condition throughout and viewing is highly recommended.

ACCOMMODATION

Entrance

The outer wooden door with stained-glass panelling and triple mortice lock gives access to **Entrance Vestibule** measuring 2.0m x 1.45m (6'6" x 4'10"). Thereafter, the internal door gives access to a spacious **Reception Hall** which has, leading off, 2 Cloakroom Cupboards (1 housing the electric fusebox) and a spacious walk-in Airing Cupboard containing hot-water tank and with access to the roofspace. The **Roofspace** is partially floored and has electric light. The **Hall** has 2 radiators and fitted wall-lights.

Living Room

5.6m x 5.1m (18' 5" x 16' 10")

This beautifully appointed room has a large picture window to the front (south) and further window to the side (east). The integral log-effect Calor Gas fire is included in the sale and, if required, the successful purchaser could reinstate the open chimney, as the chimney breast and flue (previously used with an open fire) remain. Fitted wall-mounted shelving, 5 down-lighters (on dimmer switch), double radiator, telephone point.



Lounge/ Dining Room

This room was extended by the present proprietors in 1997 to provide a good-sized Dining Room giving access, through an archway, to a Lounge with wonderful views to the hills through "cathedral style" windows. The room measures overall 7.05m x 3.7m (23' 2" x 12' 2") with, in addition, a 'V'-shaped window bay.

The Dining Area has a radiator, central pendant light (although it should be noted that the rise-n-fall light will be removed by the sellers) and built-in Sharp sound system with high-level speakers in the Lounge Area. The Lounge Area has an external patio door leading out to a patio on the south-west elevation, the cathedral windows to the south (as previously mentioned) and further porthole windows to front and side. Ornamental wall-light illuminating red-brick feature and ornament display shelving with concealed lighting above. Double radiator. T.v. point.



Kitchen

3.95m x 3.15m (13' 0" x 10' 4")

This well-appointed Kitchen has 'Ashley Ann' kitchen units with a large selection of fitted base units, pull-out cupboards, wall-mounted cupboards including glass-fronted display cabinets and open units and bow-shaped units around the sinks, and a considerable amount of worktop space. There is an integral 'Neff' fan-assisted oven, 'Neff' combi oven/microwave, dishwasher, fridge, 'Neff' 4-ring ceramic top with stainless-steel extractor above and fitted wall-mounted racks for knives, tinfoil and clingfilm dispenser/cutter and keys. There is a stainless-steel sink with midi-sink, drainer and mixer tap. Roller blinds. T.v. point for wall-mounted television set. Vinyl flooring. Fan-assisted low level heater.



Utility Room

3.2m x 1.55m (10' 7" x 5' 0")

Situated between the kitchen and the rear access door, the Utility Room has fitted work surfaces, fittings for washing machine and tumble drier and fitted wash-hand basin with mixer tap. The clothes-drying pulley and the wooden Venetian blinds are included in the sale, as is the 'Beko' fridge/freezer. The 'Valiant' condenser boiler is housed here. Fitted pantry, fitted shelving and coat-hanging rack. The frosted-glass rear door leads off. There is a sunken area housing the doormat, and when the doormat is removed access can be taken to the sub-floor area.



Bedroom 1

4.35m x 3.35m at widest (14'4" x 11'10")
This front-facing Master Bedroom has an en-suite Shower Room. The bedroom has a wall of fitted mirror-fronted wardrobes with cupboards above and a fitted dressing table with fitted drawers below. The 2 matching bedside cabinets are included in the sale. Fitted bed-lights with dual switches and dimmer switch. Swivel-eye downlighters focusing on the fitted units. T.v. point. Telephone. Radiator.

The en-suite Shower Room measures 2.6m x 1.45m (8' 6" x 4' 10"). There is a fitted, sunken Corner Shower Cubicle with mains-operated shower and multi-jets. W.h.b. and w.c. 4 down-lighters. Heated towel rail. All walls fully tiled, and fully tiled floor with underfloor heating.



Bedroom 2

3.9m x 2.7m (12' 10" x 8' 10")
Double fitted wardrobe. Radiator. Blinds.

Bedroom 3

3.4m x 2.7m (11' 2" x 8' 10")
Double fitted wardrobe. Radiator.

Bedroom 4 / Study

3.6m x 2.95m (11' 10" x 9' 9")
Side facing (east). The matching curtains in this room are included in the sale. Radiator. T.v. point.



Bathroom

2.9m x 1.45m (9' 7" x 4' 9")
Well-appointed bathroom containing spa-bath with rounded end for shower, mains shower and shower screen. Large w.h.b. within fitted vanity unit with mirror and light above and shaver point. W.c. Fully-tiled walls and fully-tiled floor with underfloor heating. Heated towel rail. Xpelair automatic loo-vent.



OUTDOORS

To the side of the house is a detached **Garage** with internal measurements of 4.7m x 4.25m (15' 6" x 13' 10") and with up-and-over aluminium door with separate personnel side entrance, concrete floor and electric power and light. To the rear of the garage is an enclosed and covered area housing gardening equipment. There is external lighting at the rear access door, above the main garage door and on the side elevation of the house, all with automatic sensors.



The garden ground throughout has been tastefully and thoughtfully laid out. To the front of the house, a pedestrian gate leads up from the main road, with vehicular access over a tarmacadamed driveway to the side of the house. The front garden is tiered and there are mature trees and shrubs and a pathway leading up to a large side garden which has an enclosed Barbecue Area (with fitted barbecue equipment which operates from gas bottles, included in the sale).



There are a fitted water feature (not presently operational but which could be reinstated) and a fitted compound area to house compost bins, wheelie-bins, etc. **Greenhouse** measuring 10' 0" x 6' 0". Rear gate leading out to pavement behind the property. Garden lighting which can be operated from remote control indoors. Raised flowerbeds. (It should be noted that the timber shed in the side garden will be removed by the sellers.)

To the rear of the property, there are some external decking, a clothes-drying area with rotary clothes drier and thereafter further tiers set out with ornamental shrubs and bushes. (It should be noted that 2 of the garden ornaments and a few ornamental shrubs will be removed by the sellers.)



Viewing	By contacting the Selling Agents.
Entry	Early entry is available.
Services	Mains water, electricity and drainage services. The heating system is fuelled by Calor gas
Price Guide	£295,000

A Home Report is available from our website.

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, areas and conversions are approximations only and are not to be founded upon. We are not responsible for, nor are we involved in, the preparation of the Home Report and we are not responsible for its contents or any information contained therein.

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.