

LODGE 10, GREAT GLEN WATER PARK, SOUTH LAGGAN, SPEAN BRIDGE

mcintyre & co
Solicitors & Estate Agents



Beautifully presented detached Lodge with views over Loch Oich

Two double bedrooms (one with modern en-suite and underfloor heating)

Open plan lounge-diner-kitchen / Separate Bathroom with underfloor heating

Rewired with LED lighting / Double Glazing / Modern Electric Heating System

EPC F-35 / Council Tax Band B / Annual service charge £721.42 + VAT

Tenure is Leasehold with a 60 year term from July 2019 - £2,500

New on site Bar & Restaurant now open



REDUCED FOR A LIMITED PERIOD ONLY

OFFERS OVER

£80,000

£18,000 BELOW HOME REPORT VALUATION

SOME CONTENT MAY BE AVAILABLE BY SEPARATE NEGOTIATION

The Great Glen and Glen Spean provide a huge choice of local outdoor activities including fishing, walking, gorge walking, canoeing, kayaking, white water rafting, rock climbing and abseiling. You can even hire a boat along the world famous Caledonian Canal. The Caledonian Canal provides an inland waterway for cruising and water sports along Loch Oich, Loch Lochy and Loch Ness, all within easy reach of the Lodge.

The area is primarily served by amenities in Fort William 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.

Fort William has developed an enviable reputation for its outdoor pursuits and has a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

DIRECTIONS – Lodge 10, Great Glen Water Park, Spean Bridge, PH34 4EA.

From Fort William head North on the A82 Fort William to Inverness road. Continue passing through Spean Bridge. Just before the South Laggan Swing Bridge turn right into the Great Glen Water Park. Continue until reaching the Water Park’s Reception where parking is available for scheduled viewings only. No 10 is situated passed the laundry room on the right. Lower numbers are towards the far end of the park and benefit from lovely Loch Views.

You are not permitted to enter or park at the Water Park without a scheduled viewing.

McIntyre & Company are delighted to bring Lodge 10 to the market. This Scandinavian style lodge is situated in the water park along the Great Glen Way and enjoys lovely views over Loch Oich. The water park is a tranquil setting which is set amidst some of the most spectacular West Highland Scenery. There is an onsite Bar & Restaurant that opened in July 2023, for details copy & paste into your browser the following link: <https://hamishskitchen.co.uk/>

The lodge provides open plan living accommodation customised with soft furnishing in a traditional Scottish theme. It is beautifully presented and immaculately decorated throughout. In addition to its beautiful location, benefits include a good size open plan lounge-diner-kitchen. From the lounge there are sliding patio doors which flood the room with plenty of natural daylight and lead out onto a seating area with table and chairs. There are two double bedrooms the master has a fully tiled and modern en-suite shower room with large walk-in shower cubicle, heated towel rail and underfloor heating. There is a further bathroom with a full size bath with shower attachment over, heated towel rail and underfloor heating. The lodge has LED lights, modern radiators and 2 store cupboards within the porch.

The Lodge is versatile and provides a fabulous opportunity for a holiday home or holiday let with income potential.

Energy performance rating is F-35. Tenure is leasehold with a premium of £2,500pa with a lease term of 60 years from July 2019 . There is a current annual service charge of £721.42+VAT.

There is no chain, therefore an early date of entry is available.

All services/appliances have not and will not be tested and are sold as seen.

Accommodation Comprises: Entrance Hall, Lounge-Diner-Kitchen, Bathroom, Two Double Bedrooms with the Master being En-Suite.



EXTERNALLY

Situated within the park enjoying beautiful views from the shores of Loch Oich. Sliding doors open up onto a seating area where there are table and chairs for you to sit and enjoy the beautiful surroundings, a combination of water, lawn and mature woodland trees.

Access to a woodland walk is within the park grounds providing an opportunity to cycle or walk and enjoy the grounds and the wildlife it occupies. It should be noted that the Water Park is currently closed.



All dimensions are approximate and taken from widest x longest points.

Entrance Porch 1.25m x .89m (4'01' x 2'.11")

Lounge/Kitchen/Diner 5.53m x 5.47m (18.'01x 17'11)

Bedroom 3.17 x 2.94m (10'04' x 9'.07")

En-Suite 3.15m x 1.68m (10" 04'x 5'06")

Bedroom 2 2.68m x 2.52m (8"09' x 2'52")

Bathroom 2.22m x 1.71m (7"03' x 5'07")

McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars 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.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.

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