

# SUMMIT VIEW, BANAVIE, FORT WILLIAM



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



Occupying a superb and rarely available location in desirable Banavie  
Detached, 1.1/2 storey property / open-plan style living accommodation  
Four spacious bedrooms (2 Ground Floor)  
En-Suite Shower Room first floor / Bathroom on Ground floor  
Thermostatically controlled heating system supplemented by 9kw stove to Lounge  
Double Glazing / Large Patio  
Large single Garage with work space area / Additional off road parking  
Grounds expand to approx. 1/4 acre  
Council tax band E / Tenure is Freehold / E:46

**GUIDE PRICE**

**£295,000**

**£5,000 Below Home Report Valuation**

## DESCRIPTION

McIntyre & Company are delighted to bring Summit View to the market. The property occupies a superb and rarely available opportunity to purchase in desirable Banavie. Built around 1991 the property spans approximately 125sq m.

This spacious detached family home provides generous living accommodation in the form of an open plan style lounge-kitchen-diner, family bathroom and four double bedrooms (one en-suite shower room).

In addition to its superb location the property benefits from excellent storage and has neutral décor through-out. There is quality engineered hardwood flooring to the hallway and lounge, double glazing, a modern electric heating system with thermostatically controlled radiators supplemented by a 9kw wood burning stove to the lounge. The fitted kitchen-diner is a good size and provides access onto the garden. The kitchen has a variety of wall, drawer and base units which include an integrated oven, hob and extractor. Some of the white goods may be available by separate negotiation. A cosy dining area is adjacent to the kitchen and it will accommodate a dining table with seating for four. Each of the four bedrooms have built in storage/wardrobes and will accommodate a minimum of a double bed.

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Additional information:

The home report has indicated potential woodworm in the loft. However, a timber specialist has confirmed this to be incorrect (copy of the report is available). Also indicated in the home report is an issue with the drainage to the front. The drainage has been addressed by adding additional pipe work to the existing soakaway, evidence can be seen. Gutters have been cleared by a roofing contractor since the home report was undertaken.

## LOCATION/AMENITIES:

Banavie is a desirable location that is set in the shadow of Ben Nevis, Britain's tallest mountain. Neptune's Staircase is an impressive 60 mile long flight of locks on the Caledonian Canal and was designed by the famous Civil Engineer Thomas Telford. This is a beautiful spot where you can enjoy a picnic or take a walk and admire the towering views of Ben Nevis and the surrounding hillside.

Banavie is situated approx. 3 miles from Fort William Town Centre. Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." There are extensive facilities to include a hospital, mainline railway station with links to Edinburgh, Glasgow, Mallaig as well as the overnight sleeper train to London. There is a bus station, cinema, supermarkets, a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination and has a wide variety of tourist attractions including Ben Nevis, Glen Nevis and the Great Glen.

## DIRECTIONS: Summit View, Banavie, Fort William PH33 7LY

From Fort William head north on the A82 turning left onto the A830 Mallaig road. Continue on the A830 for approximately 1 mile after the Caledonian Canal Swing Bridge take a right turn into Banavie on the B8004. Summit View is situated past the Rugby Pitch on the right. There is off road parking spaces for prospective buyers.

**Entrance Hallway** 5.44m x 1.16m (17'10" x 3'09") x 2.08m x 1.18m (6'09" x 3'10")

"L" shaped hallway provides access to the first floor via carpeted staircase with balustrade, and spindle posts. Large under stair cupboard with lighting, storage and houses the water tank.

**Open plan style Lounge-Kitchen-Diner**

**Lounge area** 5.11m x 4.28m (16'09" x 14'00")

Front facing with feature 9kw wood burning stove.

**Kitchen-Diner** 5.03m x 2.94m (16'06" x 9'07")

Fitted kitchen with dual windows, tiled walls above work surface areas.

Some white goods may be available by separate negotiation.

**Ground Floor Bathroom** 2.17m x 1.70m (7'01" x 5'06")

Family bathroom that is fully tiled, bath with shower and side screen over, WC, wash hand basin, heated towel rail and laminate flooring.

**GF Bedroom** 3.39m x 2.78m (11'01" x 9'01")

Bright and spacious rear facing room with laminate flooring.

**G.F Bedroom** 4.27m x 3.44m (14'00" x 11'03")

**FIRST FLOOR:**

**Bedroom** 4.69m x 4.40m (15'04" x 14'05")

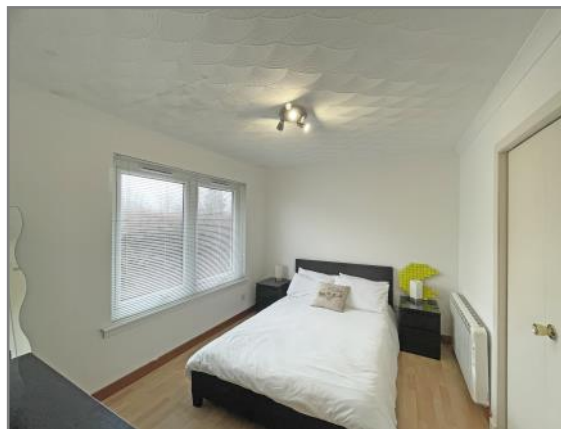
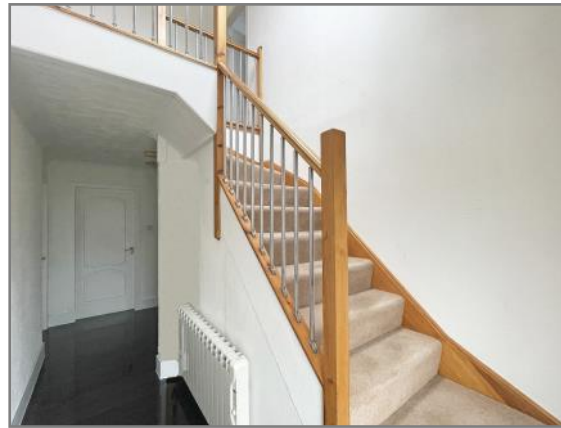
Mirror fronted wardrobes with hanging rail and shelving. Laminate flooring.

**En-suite** 2.02m x 1.49m (6'07" x 4'10")

Modern en-suite with corner shower, WC, wash hand basin and recessed storage shelves.

**Bedroom** 4.70m x 3.41m (15'04" x 11'02")

All measurements have been taken at longest x widest points



## EXTERNALLY

The property sits in approx. 1/4 acre of ground to the front, sides and rear of the property. There is open access to the front that currently provides off street parking for 2-3 vehicles as well as a large single garage that has sufficient space for a workspace. Boundaries are marked out in timber and wire fencing.

One side of the garden is grassed with a central slabbed planter and a large patio beyond. The patio adjoins the side of the property where there is easy access into the kitchen-diner.

A short stroll from the property is access onto the Neptune's Staircase footpath along the Caledonian Canal.

**GARAGE: 7.17m x 5.59m (23'06" x 18'04")**

Large garage with up and over door, electric supply, lighting and houses the water tank.



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