

# MERCHISTON, BADABRIE, FORT WILLIAM

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



Spacious detached, family home

Fabulous, elevated views of Loch Linnhe & Ben Nevis

Substantial basement with development potential

Double Garage and driveway with ample parking.

Some of the content may be available by separate negotiation.



## GUIDE PRICE

# £419,995

**Over £20k below home report valuation**

## DESCRIPTION

McIntyre & Company are delighted to bring the property “Merchiston” to the market. This highly impressive, bespoke designed, detached 8 bedroom property enjoys an elevated position that provides fabulous views of Ben Nevis, Fort William Town and Loch Linnhe. Located in the much sought after area of Badabrie, near Corpach on the outskirts of Fort William. With a sizeable yet low maintenance garden, large double garage and huge basement that provides lift access into the hallway, the property forms a fabulous family home that also lends itself to Bed & Breakfast opportunities.

This extensive property boasts a peaceful and tranquil spot that is surrounded by fabulous mountain, hillside and loch views.

The working lift is discreetly housed in the basement that has significant floor space. One of the basement rooms has been transformed into a games room with sufficient space to house a full size snooker table, darts board and drinks bar and great space to have family fun.

Council Tax Band is G / Tenure is Freehold / Energy Performance Rating D-58 / Double Glazing and Oil Fired Heating.

## LOCATION/AMENITIES

Fort William is the main district town of Lochaber, 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 and there is easy access to the West Highland Way, Ben Nevis and Glen Nevis. Other outdoor pursuits include climbing, sailing, skiing and mountain biking to name but a few.

There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow, Inverness, Oban, Skye and Edinburgh. The Caledonian overnight sleeper train service to London also operates from Fort William on a daily basis.

The property is a short walk to the High School & Medical Centre.

## DIRECTIONS: Merchiston, Badabrie, Banavie, Fort William, PH33 7LX

From Fort William take the A82 North until reaching the mini-roundabout at the Shell Petrol Station. Turn left turn onto the A830 Mallaig Road until reaching signs for Badabrie (on your right) turn into Badabrie and take the 1st right, Merchiston is the 2nd property on the left.

**Accommodation Comprises: Ground Floor:** Entrance Porch, Inner Hallway, Lounge, Dining Room, Kitchen, Utility, Shower Room and Four Bedrooms (one en-suite). Lift and access door to basement.

**First Floor:** Shower Room and Four Bedrooms (one en-suite).

**Basement:** Double Garage, Games Room, Workshop, Storage Room and Boiler Room.

## PORCH 1.52m x 1.20m / HALLWAY

Spacious hallway good storage. A section of the hallway is designated to the lift that rises from the basement, there is no visual evidence of the lift in the hallway.

## DINING ROOM 5.75m x 2.65m

Sliding doors lead to the garden.

## LOUNGE 5.76m x 5.11m

Picture window to the front elevation taking full advantage of the stunning views of Ben Nevis, Loch Linnhe and Fort William Town.

## FITTED KITCHEN-DINER 5.47m x 2.99m

Spacious fitted kitchen with a variety of wall, drawer and base units, two integrated ovens, a hob and extractor. Sliding doors lead to the garden and summer house.

## UTILITY 3.06m x 1.76m

Houses the white goods and a variety of wall, drawer and base units, sink and drainer. Access to the garden.



#### **GROUND FLOOR SHOWER ROOM 3.37m x 2.07m**

Comprises, walk in shower enclosure, W.C, wash hand basin, heated towel rail.

#### **BEDROOM 1 3.70m x 2.93m / BEDROOM 2 3.96m x 2.29m**

Both rooms has fabulous loch and mountain views, triple sliding, mirror fronted wardrobes.

#### **EN-SUITE 1.87m x 1.55m**

Shower cubicle, W.C, wash hand basin, fitted shaver socket, extractor and vinyl flooring.

#### **BEDROOM 3 3.39m x 3.04m / BEDROOM 4 3.40m x 2.96m**

Triple sliding, mirror fronted wardrobes.

#### **FIRST FLOOR LANDING**

Carpet stairs with low level storage cupboards. Three cupboards and drying room.

#### **BEDROOM 5 4.22m x 3.22m**

Front facing with superb loch and mountain views. Built in wardrobes.

#### **En-SUITE 2.65m x 1.52m**

Shower cubicle, W.C, wash hand basin, shaver socket, extractor, radiator and vinyl flooring.

#### **BEDROOM 6 3.67m x 3.17m**

Rear facing, triple sliding, mirror fronted wardrobes.

#### **SHOWER ROOM 2.87m x 1.71m**

Shower cubicle, w.c, wash hand basin, shaver socket, extractor, radiator fully tiled walls and vinyl flooring.

#### **BEDROOM 7 or STUDY 3.45m x 2.84m**

Previously a twin room that also lends itself to an office space or nursery.

#### **BEDROOM 8 3.97m x 2.89m**

Spacious room with built in double wardrobes, carpet flooring and radiator.





### Externally:

A low maintenance and well maintained tiered garden at the front. Tier one being primarily laid to grass with a small variety of flowers and shrubs. Tiers 2 and 3 are predominantly laid with patio and seating areas, superb spots to sit and take in the stunning views.

One side of the garden is a walled garden with patio and drying area. To the rear are wood stores, an outside tap and lighting. To the other end of the garden is a lovely summer house that has an electric supply and patio sliding doors.

### Basement:

A huge basement with power and lighting through-out. A substantial double garage with individual up and over doors, a single access door off the driveway and ample parking. In addition to the parking areas at basement level is a walk in lift that raises to a discreet position within the hallway. The lift can be raised and lowered from the hall or basement but it is housed in the basement. Further basement rooms include a W.C with wash hand basin, a workshop 7.19m x 4.44m, a store room 3.61m x 2m, a games room/2nd work shop 5.53m x 4.78m and a boiler room.



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