

GLENDVIN, RIGH CRESCENT, INCHREE, ONICH, Nr FORT WILLIAM.

mcintyre & co
Solicitors & Estate Agents



Spacious and versatile detached property
Set in approx ¼ acre of woodland scenery
Six bedrooms (four en-suite) (three ground floor)
Ideal bed & breakfast with income potential
Conservatory/sun room connects to large dining room
Sun terrace, decking and parking for in excess of 6 vehicles
Solar panels / Oil fired heating / Double glazing
Energy Performance Rating D-57
Council Tax Band F / Tenure is Freehold



OFFERS OVER
£360,000

DESCRIPTION

McIntyre & Company are delighted to bring Glendevin to the market. This spacious family home spans a whopping 207sq m and has been designed to take full advantage of both light and views. Sitting in approximately 1/4 acre surrounded by an abundance of wildlife, woodland and mountain scenery.

This versatile property has historically been used for Bed & Breakfast accommodation offering four generous en-suite bedrooms. It should be noted that the property is currently being marketed as a residential family home. There are currently no accounts to support the property as a registered bed & breakfast.

In addition to its delightful setting the property benefits from predominantly neutral décor through-out, solar and has development potential on the ground floor.

The white goods in the property will remain however, appliances have not been tested and are included as seen. To our knowledge appliances are in working order.

ACCOMODATION COMPRISES

Ground floor, Reception hallway, lounge, fitted kitchen, utility, dining room, conservatory, three ground floor bedrooms (two en-suite), W.C and shower room, **1st floor**: 3 bedrooms, (two en-suite) and shower room. Access to sun decking balcony.

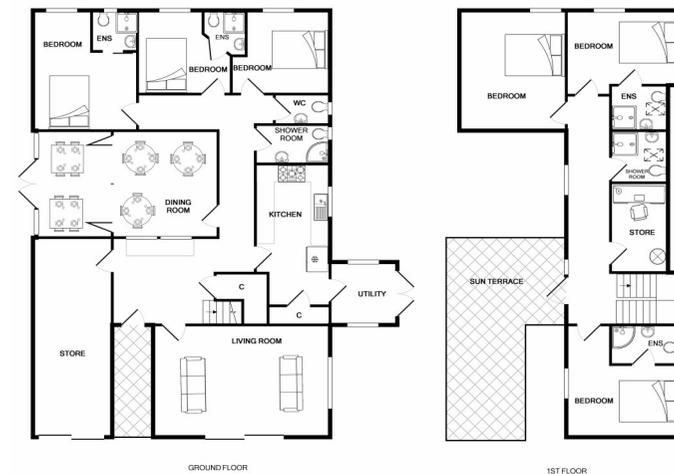
DIRECTIONS Glendevin, Righ Crescent, Inchree, Nr Fort William, PH33 6SG

From Fort William proceed southwards approximately 10 miles on the A82, travelling past the Corran Ferry until reaching signs for Inchree. Turn left into Inchree and follow the road until reaching Glendevin on your left.

LOCATION/AMENITIES

The property is situated in the hamlet of Inchree which is on the outskirts of the village of Onich, approximately 10 miles south of Fort William and 5 miles North of Glencoe, and ideally situated to take full advantage of the tourism from nearby Fort William, Glencoe and North Ballachulish and the leisure activities the area has to offer. The village of Onich has a local shop, café, hotel, pub and restaurants. A local primary school is nearby with the high schools in Fort William, Strontian and Kinlochleven.

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station. Also a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

RECEPTION HALL: Spacious reception with under stairs storage cupboard.

STORAGE ROOM 7.26m x 2.07m

Large room that has development potential. Sliding doors lead out onto sun decking.

LOUNGE 5.82m x 4.08m

This spacious sun trap room allows the light to flood in and connects the house to the garden through sliding patio doors leading out onto sun decking and seating areas that overlooks the garden grounds.

KITCHEN 5.21m x 2.64m

Modern kitchen with high gloss white finish cabinets and contrasting dark worktops and walls. Integrated dish-washer and large pantry style cupboard.

UTILITY 2.45m x 2.24m

Adjacent to kitchen with plumbing and space for multiple appliances. French doors lead into the garden.

DINING ROOM/CONSERVATORY 6.89m x 3.59m (overall)

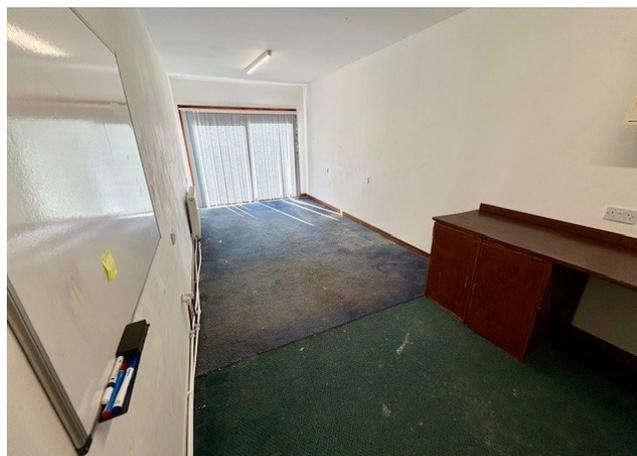
An extended room separated by large bi-folding doors that can be used for dual purpose. A separate sun conservatory and dining room or bi-folds fully open to form one large dining room. French doors open onto the garden grounds.

WC, GROUND FLOOR 1.86m x 1.06m

Extractor, W.C, wash hand basin and tiled flooring.

BEDROOM 1, GROUND FLOOR 3.46m x 3.06m

Recess with hanging rail and shelf. Carpet flooring.



SHOWER ROOM 2.58m x 1.45m

Comprising, W.C, wash hand basin with vanity cupboard below, shower cubicle with wet wall finish. Heated towel rail and vinyl flooring.

BEDROOM 3.08m x 3.08m

Rear facing with built in wardrobe.

EN-SUITE 1.47m x 1.45m (4'10" x 4'09")

W.C, wash hand basin and shower cubicle.

BEDROOM 4.27m x 3.90m

Spacious rear facing room with carpet flooring. Sliding door provides access to en-suite.

EN-SUITE 2.27m x 1.40m

Comprising a wash hand basin, W.C and shower cubicle.

FIRST FLOOR

Split level stairway with carpet flooring. Large walk-in store cupboard.

A fully glazed door with side panels provides access to the balcony and large seating/sun decking area.

BEDROOM 3.63m x 2.85m

Rear facing enjoying views over the garden grounds.

EN-SUITE 2.44m x 1.30m (

Comprising, W.C, wash hand basin, shower cubicle and heated towel rail.



BEDROOM 4.26m x 3.85m

A spacious room providing views over the garden grounds.

SHOWER ROOM 2.08m x 1.80m

Shower room, comprising, W.C, wash hand basin, shower cubicle and heated towel rail.

BEDROOM 4.06m x 3.77m

Front facing room enjoying views over the decking area and mountains beyond.

EN-SUITE 2.35m x 1.36m

Comprising, W.C, wash hand basin, shower cubicle, extractor, wet wall finish, heated towel rail and mirror with built in lighting.



EXTERNALLY

This property sits in approximately ¼ acre in a woodland setting. There is a variety of mature trees, shrubs, grasses and flowers throughout the grounds. A long gravel driveway provides parking for in excess of 6 vehicles. The driveway is to the front and side of the property.

The front is relatively open with a low-level wall forming the boundary. It is predominantly gravel for parking with grass and shrubs.

Also at the front is a large decking area that allows for plenty of seating and provides views towards the surrounding hillsides.

Garden shed, it should be noted that the shed is damaged. Outside tap and lighting.



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