

THE WHANGIE, BANAVIE, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



An impressive detached bungalow set in approximately 1/4acre of garden ground

Beautifully presented and in immaculate condition

Set in woodland location with lovely hillside and woodland views

Three double bedrooms (One En-Suite)

Spacious lounge with sliding patio doors that provide wonderful views

Large kitchen-diner with integrated appliances and breakfast bar

Oil Heating

Double Glazing

Well tended garden ground with off street parking

A good Energy Performance Rating D:62



GUIDE PRICE
£335,000

DESCRIPTION

McIntyre & Company are delighted to bring The Whangie to the market.

The Whangie enjoys an idyllic setting in the midst of beautiful West Highland landscapes with views towards Ben Nevis mountain range and the Caledonian Canal.

This is a superior detached bungalow that has been carefully designed to take full advantage of the views. The property has been constructed with a vision of taste and comfort and is finished to a good standard.

At the rear is a sumptuous kitchen-diner that boasts a breakfast bar and features integrated appliances. The living room is a delight, with large patio sliding doors that accentuate the wonderful views and provides access out to the lawned garden.

There are three well designed and spacious bedrooms, each with built in wardrobes with hanging rails and shelving. The master also benefits from an en-suite.

In addition to its beautiful surroundings this fabulous property further benefits from oil fired heating, double glazing, excellent storage, quality fitted and co-ordinated laminate flooring has been laid through-out with the exception of the En-Suite, Bathroom, Kitchen and Utility. A large wrap around garden provides parking for several vehicles.

DIRECTIONS The Whangie, Banavie , Fort William, PH33 7PB.

From Fort William, head North until reaching the Distillery, at the roundabout turn left onto the A830 Mallaig Road. Continue over the traffic lights, cross the Caledonian Canal Bridge and turn right onto the B8004. Follow the road round passing the Moorings Hotel, the Rugby Club and the last big property on the left, Magelow Rise. Continue as the road sweeps round and The Whangie is the 2nd property on the left with gated access and the house name on the gate.

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 drive to the High School & Medical Centre.

Properties in Banavie can also find amenities at nearby Corpach that include a well stocked Co-Op and a Public House, with an excellent Butchers Shop on the Blar.

There is a Hotel with Bar and Restaurant in Banavie.

ACCOMODATION: Entrance Porch, Lounge, Kitchen-Diner, Utility, Bathroom and Three Double Bedrooms, Master En-Suite.

On approach to the bungalow, the eye is drawn to the beautiful views and extensive garden grounds.

ENTRANCE PORCH 1.58m x 1.43m

Storage cupboard.

LOUNGE 7.21m x 4.48m

A superb room with large sliding patio doors that provide superb views towards Ben Nevis and the surrounding hillsides.

KITCHEN-DINER 5.53m x 4.36

A sociable room perfect for entertaining with easy access to the garden ground.

There is a lovely fitted kitchen with a variety of wall, drawer and base units that include a glass fronted display cabinet. The breakfast bar for two has significant storage below. Integrated appliances include a double oven with hob and extractor, fridge and dishwasher. A large storage cupboard has sufficient space to house a large fridge-freezer.

The dining area provides sufficient space to house a large table and 6 chairs.

UTILITY 2.38m x 1.49

Houses the white goods, has a worktop, storage unit and shelving. Access to rear garden.

MASTER EN-SUITE BEDROOM 4.39m x 3.01m

Bright and spacious room with ample storage comprising two double door built-in wardrobes and a small recessed dressing area. Direct access to the landscaped garden and decking. Carpet flooring.

En-Suite Shower Room 3.01m x 1.76m

Fully tiled shower cubicle with electric shower. There is connections for a power shower if required. W.C and wash hand basin.

BEDROOM 4.08m x 2.71m

BEDROOM 3.02m x 2.81m

BATHROOM 3.02m x 1.59m

Bath with hand held attachment, W.C, wash hand basin and shaver socket.



Externally

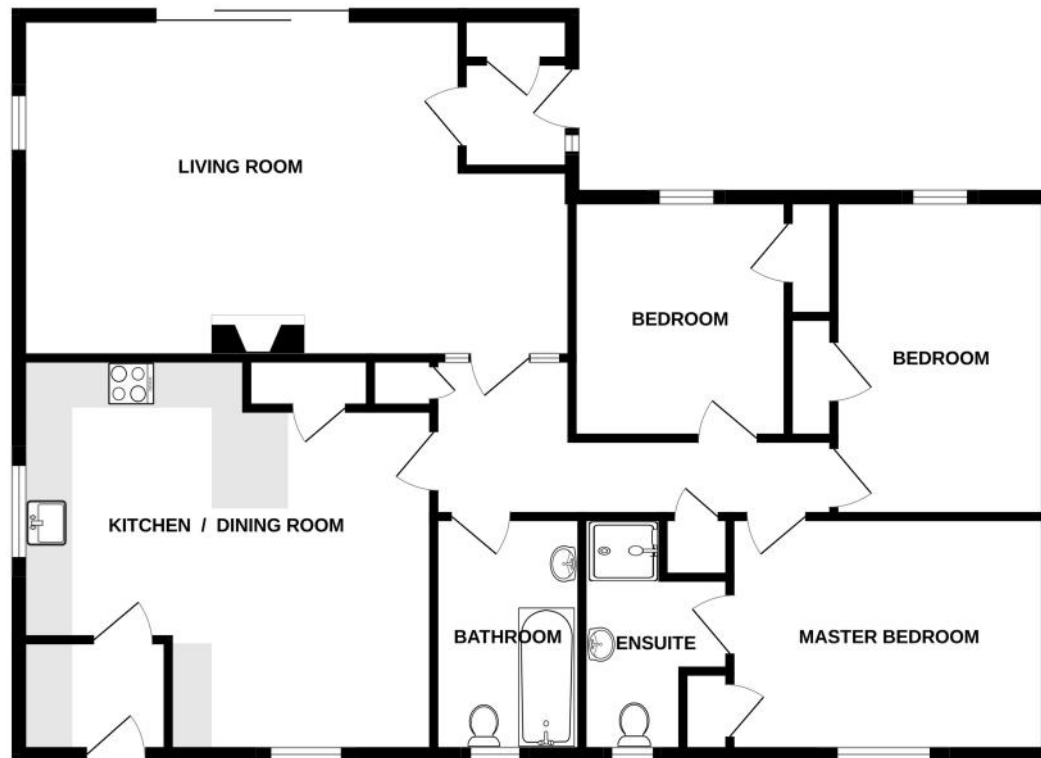
The property sits in approximately 1/4 acre of ground surrounded by an abundance of wildlife, hillside and mountain scenery and takes in lovely views towards Ben Nevis.

The front has gated access with a significant driveway that provides space for several vehicles on decorative stone. This lovely landscaped garden sweeps the perimeter of the bungalow and has raised banks to either sides and the rear.

The front is predominantly lawn with a variety of ornamental and mature trees, shrubs and plants. This is a tranquil and relatively private garden that is not overlooked.

To the rear is a large patio surrounded by trees and shrubs and stepped access to the lawned area.

There are two timber sheds and an outside tap.



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