



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Arden Vale

TORLUNDY, FORT WILLIAM, HIGHLAND, PH33 6SP

FORT WILLIAM

The Highlands

Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”. The area offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus from both northern and southern routes. Fort William offers all year round activities and hosts many international events.

Just a few minutes from the town is Glen Nevis, one of Scotland’s most picturesque Highland glens. The glen is formed from the flank of Ben Nevis and two other mountains and has the River Nevis flowing through it. The Nevis Range Ski, Snowboard and Mountain Biking Centre on Aonach Mor is one of the town’s major attractions. A gondola takes visitors 2,000 ft up the mountain for amazing views and access to the ski slopes. The centre hosts the UCI Mountain Bike World Cup in June every year.

Other recreational opportunities and events are available including an annual Highland Games, hillwalking/hiking and sailing. A Highland town with ever changing scenery with a reputation for being welcoming and friendly.



Neptunes Staircase, Ben Nevis, Castle Tioram, Glenfinnan Viaduct, Train Station & Nevisport.

ARDEN VALE

Forlundy

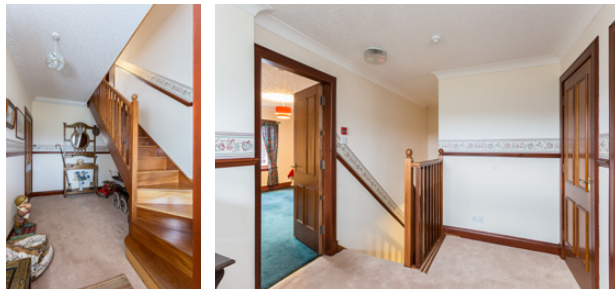
McEwan Fraser Legal are delighted to bring to the market, Arden Vale. The property is a large family home with the potential of being run as a bed & breakfast business. The property is located on the main A82, a desirable area in Fort William to run such an operation.

This magnificent property consists of six bedrooms, (two are ensuite), large lounge, family room, kitchen, utility room, two large bathrooms and a one bedroom annex attached. In total, over two hundred and fifty square metres of elegance.

Externally there is a two bedroom bungalow. The property boasts an established garden with ample parking. To further compliment the villa, there is a separate steam room and jacuzzi situated at the back of the property.

This really is a fantastic opportunity for any future buyer who is looking for a lifestyle change and to get involved with the main industry in Fort William, tourism. It would also appeal to any existing bed and breakfast proprietor who is looking to upgrade to a property that will generate more revenue.

Viewing of Arden Vale comes very highly recommended.



The Kitchen





Bedroom 5



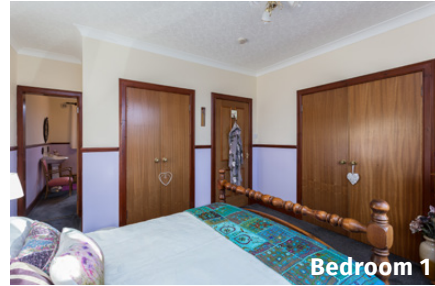
Bedroom 6



Bedroom 3



Bedroom 4



Bedroom 1



View from Hallway/Stairs



Bedroom 2



Bedroom 1



Bathroom



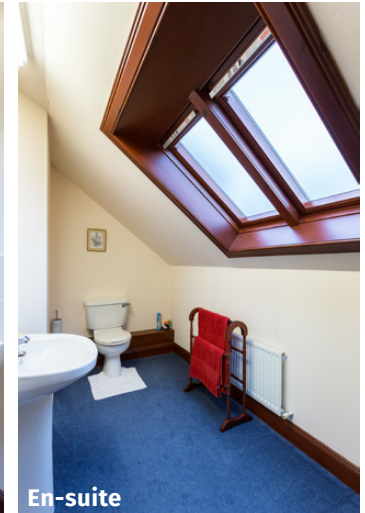
En-suite



Shower Room



En-suite



En-suite

The Annex



Approximate Dimensions
(Taken from the widest point)

Main Building

Lounge	5.90m (19'4") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Dining Room	3.70m (12'2") x 3.70m (12'2")
Utility	2.90m (9'6") x 2.30m (7'7")
Sitting Room	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	4.50m (14'9") x 3.70m (12'2")
En-suite	3.60m (11'10") x 2.50m (8'2")
Bedroom 2	5.30m (17'5") x 4.30m (14'1")
En-suite	4.30m (14'1") x 1.70m (5'7")
Bedroom 3	3.90m (12'10") x 2.90m (9'6")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Bedroom 5	4.60m (15'1") x 3.00m (9'10")
Bedroom 6	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 1.50m (4'11")

The Annex

Annex Lounge	3.60m (11'10") x 3.50m (11'6")
Annex Kitchen	3.40m (11'2") x 3.00m (9'10")
Annex Bedroom	3.40m (11'2") x 2.90m (9'6")
Annex Bathroom	3.40m (11'2") x 1.70m (5'7")

Outer Buildings

Lounge	3.87m (12'8") x 3.80m (12'6")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	4.10m (13'5") x 2.70m (8'10")
Bedroom 2	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Garage	6.30m (20'8") x 5.18m (17')
Hot Tub	4.80m (15'9") x 3.80m (12'6")

Gross internal floor area (m²) - 286m²

EPC Rating - E

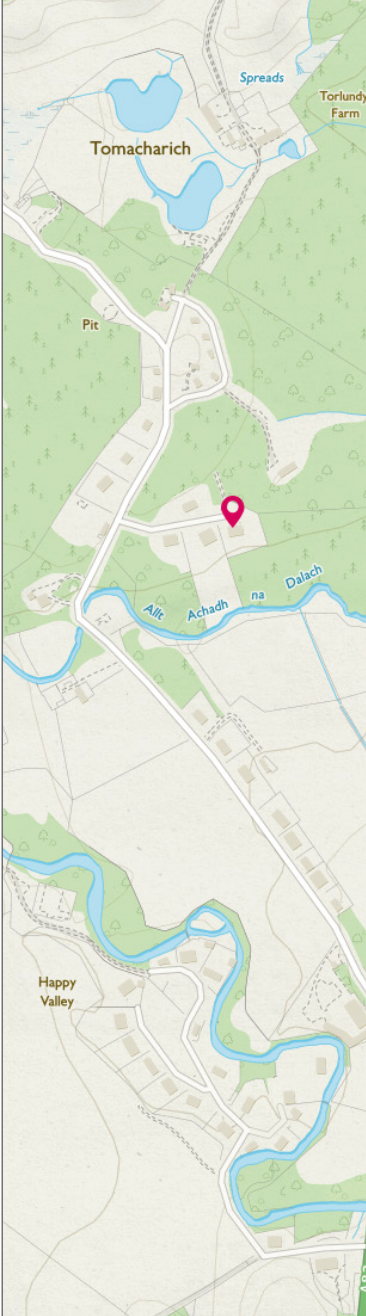
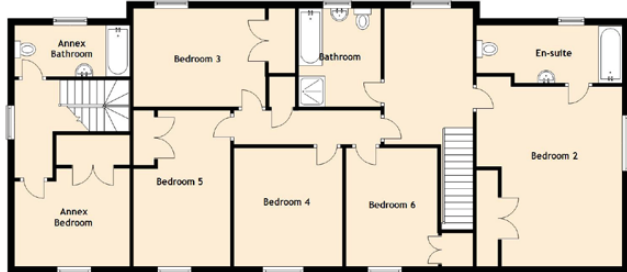


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Professional photography
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