



## Dun ma Siel

Slatach, Glenfinnan, PH37 4LT

Offers Over £450,000

Fiuran  
PROPERTY



# Dun ma Siel

Slatach, Glenfinnan, PH37 4LT

Dun ma Siel is an immaculate 4 Bedroom detached German engineered Villa. Set in the delightful rural village of Glenfinnan. In a stunning elevated position with wonderful views across Loch Shiel. With well-maintained garden grounds surrounding the property, it would make a wonderful family home, holiday home or buy to let investment.

Special attention is drawn to the following:-

## Key Features

- Immaculate 4 Bedroom detached Villa
- Wonderful elevated views of Loch Shiel
- Entrance Hallway, Utility Room, Hallway
- Open-plan Lounge/Diner/Kitchen
- Ground floor Bedroom, Shower Room
- 3 upper level Bedrooms, Family Bathroom
- Master Bedroom with direct access to Balcony
- Family Bathroom with direct access to Balcony
- German engineered and finished to a high standard
- LPG Gas heating, double glazed windows
- Attractive wood burning stove
- Decking area to front of property to view
- Ample parking for multiple vehicles
- Wonderful family home
- Fantastic lifestyle opportunity
- Within walking distance of the Glenfinnan Monument and the famous Viaduct



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The lower accommodation comprises of the entrance Hallway, Utility Room, spacious Hallway with large storage cupboard, wooden stairs rising to the first floor, open-plan Lounge/Kitchen/Dining Room, Bedroom and Shower Room.

The upper level comprises of a bright landing, 3 double Bedrooms (Master with door leading onto the Balcony), and family Bathroom with door leading onto the Balcony. There is also a Loft accessed from the Upper Landing.

Completed in March 2009, Dun Ma Siel is surrounded by some of the most breathtaking scenery this area has to offer and benefits from modern features, double glazing throughout, LPG gas central heating and a wood burning stove in the Lounge/Diner. There is an attractive raised decked area to the front & side of the property leading from the Lounge, and which takes full advantage of the stunning views. It is set within attractive grounds which house 2 timber sheds, dog kennel with heat lamp, electric & water, bike shed and Polly tunnel. There is a gravelled driveway with ample parking.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the gravelled driveway and entrance at the back into the Entrance Hallway.

#### **ENTRANCE HALLWAY** 2.6m x 1.45m

With radiator, doors leading to the Utility Room and Hallway, and laminate flooring.

#### **HALLWAY** 5.8m x 3.5m (max)

With window to the side elevation, wooden stairs rising to the first floor, large understairs storage cupboard, 2 radiators, laminate flooring, and doors leading to the Kitchen. Lounge, ground floor Bedroom and Shower Room.

#### **LOUNGE** 11.4m x 3.4m (inc. Dining Area & Kitchen)

Open plan to the Kitchen and Dining, window to the side elevation, radiator, laminate flooring, and patio doors leading to the decking to the front elevation.

#### **DINER**

Open plan to the Lounge and Kitchen, attractive wood burner stove, space for dining furniture, and laminate flooring.

#### **KITCHEN**

Open plan to Diner and Lounge, fitted with a large range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, 5 ring LPG gas hob, electric oven & grill, integrated dishwasher, 2 integrated fridges, breakfast bar, radiator, dual aspect windows to the side & rear elevations and laminate flooring.





**UTILITY ROOM** 2.6m x 1.2m

With base & wall mounted units, complementary worksurfaces over, stainless steel sink, plumbing for washing machine, space for tumble dryer, Vokera boiler, radiator, window to the rear elevation, and tiled flooring.

**SHOWER ROOM** 2.7m x 1.9m

With window to the side elevation, white suite comprising of a shower cubicle, WC & wash basin set on an attractive vanity unit, radiator, and tiled walls & flooring.

**BEDROOM ONE** 3.5m x 2.9m

With dual aspect windows to the front & side elevations, radiator, and laminate flooring.

**UPPER LANDING**

With Velux window to the front elevation, radiator, laminate flooring, access to the Loft, and doors leading to all 3 first floor Bedrooms and the family Bathroom.

**BEDROOM TWO** 5.5m x 3.3m (max)

With Velux window to the side elevation with stunning views, door to the front elevation leading out onto the balcony taking full advantage of the views, coombed ceiling, radiator, and laminate flooring.

**BEDROOM THREE** 5.7m x 3.3m (max)

With Velux window to the side elevation, further window to the rear elevation, coombed ceiling, radiator, and laminate flooring.





#### **BEDROOM FOUR** 5.7m x 3.3m (max)

With Velux window to the side elevation, further window to the rear elevation, coombed ceiling, radiator, and laminate flooring.

#### **BATHROOM** 3.8m x 1.4m (max)

With glazed door leading out onto the balcony, coombed ceiling, white suite comprising of a bath, shower cubicle, WC & wash basin set in a vanity unit, radiator, and tiled walls & flooring.

#### **GARDEN**

The sizeable garden surrounds the property with a lovely decking area to the front and right-hand side elevation, the perfect place for entertaining, dining alfresco while enjoying the loch and mountain views. The front garden is laid mainly with grass and houses a timber shed and is offset with shrubs & bushes. The right-hand side garden has a covered area with lighting, stone built fireplace, covered barbeque area, space for garden furniture, attractive raised planters. There is also a timber shed and bike shed to the side area. The rear garden is laid with gravel with mature trees leading directly onto the hillside to the rear. The gravelled driveway to the left hand side leads offers a timber shed/workshop and a dog kennel and provides ample parking for several vehicles.



# Dun Ma Siel, Glenfinnan



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water & electricity. Private septic tank. LPG gas tank

**Council Tax:** Band E      **EPC Rating:** D66

**Local Authority:** Highland Council.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

### DIRECTIONS

From Fort William take the A82 North, at the Lochybridge roundabout, take the first exit onto the A830 "Road to the Isles." Glenfinnan is situated 17 miles from Fort William. At Glenfinnan Village turn left where sign posted for Slatach heading along the road directly opposite the Glenfinnan House Hotel turn right. Continue up the hill following the road round. Dun Ma Siel is at the top of the hill, second house along. Parking is located to the far side of the house in the driveway.



## LOCATION

Glenfinnan is a rural village in the west coast of Scotland, surrounded by some of the most breathtaking scenery. Steeped in history, most famously known for the Jacobite rising which began here in 1745 when Prince Charles Edward Stuart raised his standard on the shores of Loch Shiel. Thereafter the 18m Glenfinnan Monument, based at the head of the loch was erected to commemorate this event. It is also the home ground of the famous Glenfinnan viaduct. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round.

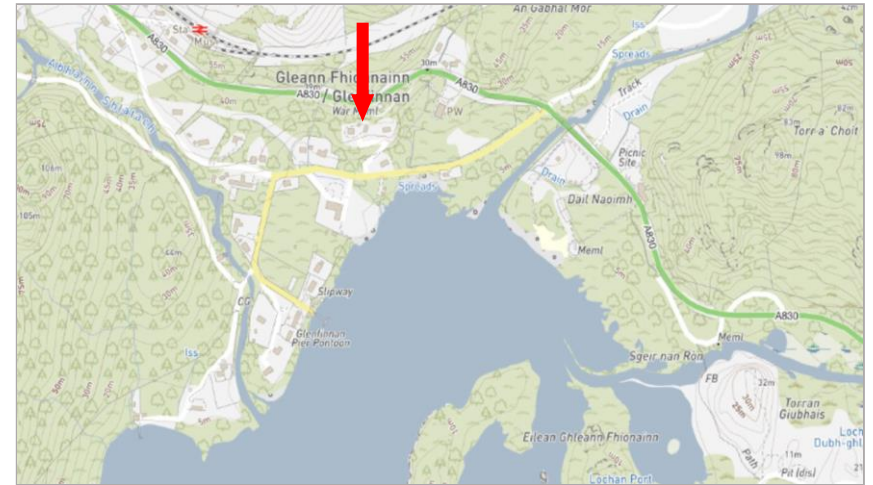
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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## Glenfinnan Monument Loch Shiel

