



## Taransay

Seafield Gardens, Fort William, PH33 6RJ

Offers Over £485,000

**Fiuran**  
PROPERTY

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Seafield Gardens, Fort William, PH33 6RJ

Taransay is a spacious 8 Bedroom detached Villa, in an elevated position with stunning unrestricted panoramic views over Loch Linnhe & to the Ardgour hills beyond. With sizeable garden, it would make a wonderful family home with Bed & Breakfast business potential. (The property has been designed so that it could easily provide letting accommodation and separate owner's accommodation).

Special attention is drawn to the following:-

## Key Features

- Spacious 8 Bedroom detached Villa
- Wonderful, elevated views over Loch Linnhe
- Close to Fort William town centre
- Entrance Hallway, Lounge, Dining Room
- Office, Kitchen, Utility Room, Shower Room
- 8 Bedrooms over 3 floors (4 En Suite)
- 2 family Shower Rooms, Loft
- Some contents available under separate negotiation
- Double glazed windows & oil central heating
- Sizeable garden surrounding the property
- Tarmac driveway with ample parking
- Garage with power & lighting
- Wonderful family home
- Perfect Bed & Breakfast business



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The accommodation comprises of the Entrance Hallway with carpeted stairs leading down to the ground floor to 3 guest Bedrooms (all with En-Suite Shower Rooms), Shower Room, carpeted stairs leading to the first floor and to the Dining Room and Bedroom 4, Inner Hall, Lounge with picture windows taking full advantage of the amazing views, Dining Room, Office, rear Hall, Kitchen, Utility Room, rear Porch, and carpeted stairs leading to the second floor.

The upper level boasts a bright landing, 3 further double Bedrooms, Master Bedroom with Dressing Room and En Suite Shower Room, and family Shower Room. There is also a partially floored loft with retractable ladder, power, lighting & shelving.

In addition to its beautiful location, this property is fully double glazed and benefits from oil central heating. It is set within sizeable grounds with amazing views over Loch Linnhe and surrounding mountains. There is a garage to the side and ample parking for several vehicles.

### **FORT WILLIAM**

Fort William is a town with a population of approx. 10,500, making it the second largest settlement in the Highland council area and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population.

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

### **APPROACH**

Via the front of the property and entrance into the Entrance Hallway or at the rear into the Utility Room.

### **ENTRANCE HALLWAY**

Bright, spacious and welcoming entrance with carpeted stairs leading to the ground floor and further carpeted stairs leading to the first floor, Shower Room and fitted carpet.

### **SHOWER ROOM** 1.7m x 1.6m

With window to the rear elevation, modern white suite comprising shower cubicle, WC & wash basin, radiator, and vinyl flooring.

Carpeted stairs lead down from the Entrance Hallway to the ground floor guest Bedrooms.

### **LOWER HALLWAY**

With radiator, 2 storage cupboards, fitted carpet and doors leading to the ground floor Bedrooms.

### **BEDROOM ONE** 3.9m x 3.4m (max)

With window to the front elevation to view, radiator, fitted carpet and door leading to the En Suite Shower Room.

### **EN SUITE SHOWER ROOM** 2.3m x 1.8m

With modern white suite comprising shower cubicle, WC & wash basin, heated towel rail, and cushioned flooring.

### **BEDROOM TWO** 3.9m x 2.5m (max)

With window to the front elevation to view, radiator, fitted carpet and door leading to the En Suite Shower Room.

### **EN SUITE SHOWER ROOM** 1.6m x 1.5m

With modern white suite comprising shower cubicle, WC & wash basin, and cushioned flooring.



**BEDROOM THREE** 4.1m x 3.9m

With picture window to the front elevation to view, wash basin, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.6m x 1.8m

With suite comprising shower cubicle, WC & wash basin, window to the side elevation, radiator, and vinyl flooring.

Carpeted stairs leading up from the Entrance Hallway to the first floor with doors to the Dining Room & Bedroom four, and door leading to owners accommodation.

**DINING ROOM** 3.9m x 3.4m

With window to the front taking full advantage of the wonderful views, radiator and fitted carpet.

**BEDROOM FOUR** 3.5m x 2.3m

With dual aspect window to the side & rear elevations, wash basin, radiator and fitted carpet.

**INNER HALLWAY**

With radiator, fitted carpet, opening leading to the Office and doors leading to the Lounge and rear Hall.

**LOUNGE** 7.5m x 4.9m (max)

Wonderful spacious family room with dual aspect picture windows to the front & side elevations, taking full advantage of the superb views, 2 radiators, and fitted carpet.

**OFFICE** 3.3m x 2.6m

With window to the side elevation, radiator and fitted carpet.

**REAR HALL**

With storage cupboard, door leading to the Kitchen and opening leading to carpeted stairs that lead up to the upper level, window to the rear elevation and external door leading to the rear garden.

**KITCHEN** 3.3m x 3.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, & LPG gas hob, dishwasher, radiator, tiled flooring, and opening leading to the Utility Room.

**UTILITY ROOM** 3.5m x 2.2m

With window to the rear elevation overlooking the rear garden, base units with work surfaces over, tiled flooring, and external door leading to the decking area in the rear garden.



Carpeted stairs leading up from the rear Hall to the second floor with doors to 4 further double Bedrooms and Shower Room.

**BEDROOM FIVE** 3.7m x 2.7m

With window to the side elevation, radiator, and fitted carpet.

**BEDROOM SIX** 3.7m x 3.3m

With window to the side elevation, radiator, and fitted carpet.

**BEDROOM SEVEN** 3.3m x 3.2m

With Velux window to the front elevation, radiator and fitted carpet.

**SHOWER ROOM** 2.7m x 2.5m

With white suite comprising large shower cubicle, WC & wash basin, window to the rear elevation, radiator, and vinyl flooring.

**BEDROOM EIGHT (Master)** 4.2m x 3.8m

With window to the side elevation, radiator, fitted carpet and door leading to the Dressing Room.

**DRESSING ROOM** 3.2m x 2.7m

With window to the side elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 4.2m x 3.8m (max)

With window to the rear elevation, modern white suite comprising shower cubicle, WC, bidet, double wash basins set in a vanity unit with drawers under, radiator, cushioned flooring.

**GARDEN**

The garden surrounds the property capturing the wonderful views of Loch Linnhe and surrounding mountains and is laid mainly with grass offset with shrubs and bushes. The tarmac driveway leads to the front of the property with ample parking for several vehicles. There is an attractive raised decking area in the rear garden, perfect for dining al fresco and entertaining.

**GARAGE**

With up and over door to the front elevation, further door to the side elevation, window to the side elevation and concrete flooring. The garage may offer potential for further development (subject to the relevant planning consents).



# Taransay, Fort William



*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 & drainage.  
Oil Tank.

**EPC Rating:** D63                      **Council Tax :** G  
**Local Authority:** Highland Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**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

Follow the A82 South from Fort William for approx. ½ mile. Turn left into Seafield Gardens. Continue up the hill, turn left at the sign for Balcarres Bed & Breakfast. Taransay is the second house and can be identified by the For Sale sign.



## LOCATION

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. 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. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, hospital, medical centre, many pubs, restaurants, hotels and a variety of shops.

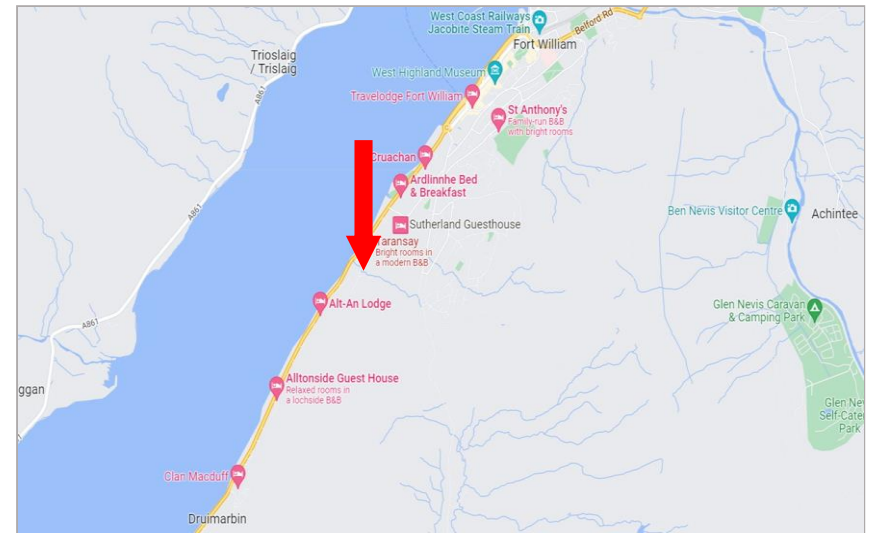
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

PROPERTY

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