



## Allt na Bruaich

Kinlocheil, Fort William, PH33 7NP

Offers Over £690,000



**Fiuran**  
PROPERTY

# Allt na Bruaich

Kinlocheil, Fort William, PH33 7NP

Allt na Bruaich is an immaculately presented modern detached Villa offering spacious accommodation throughout, and set in generous mature garden grounds extending to over 0.73 acres, together with log cabin barbeque hut, large detached metal garage/workshop & log store. In a stunning elevated position with wonderful unrestricted views overlooking Loch Eil and magnificent mountains beyond. In walk-in condition, it would make a fantastic family home.

Special attention is drawn to the following:-

## Key Features

- Stunning detached Villa with 5 Bedrooms
- Peaceful rural location with unrestricted views
- Set in approx. 0.73 acres of private garden
- Excellent order throughout, in walk-in condition
- Hallway, Lounge, Conservatory, Kitchen, Office
- Utility Room, 5 Bedrooms (2 En Suite), Bathroom
- Excellent storage & Loft space
- Some furniture available under negotiation
- Double glazed windows & oil central heating
- Attractive log cabin Barbeque Hut
- Detached metal garage/workshop
- Driveway & parking for several vehicles
- Wonderful family home
- No immediate neighbours
- On onward chain



Allt na Bruaich is an immaculately presented modern detached Villa offering spacious accommodation throughout, and set in mature generous garden grounds extending to over 0.73 acres, together with a log cabin barbeque hut, large detached metal garage/workshop & log store. In an stunning elevated position with wonderful unrestricted views overlooking Loch Eil and magnificent mountains beyond. In walk-in condition, it would make a fantastic family home.

The accommodation comprises of the Hallway, Lounge, Conservatory, Kitchen, Office, Utility Room, WC, 5 double Bedrooms (2 with En Suite Shower Rooms), and family Bathroom.

There is also a large partially floored Loft with retractable ladder, power & lighting, which is accessed via a hatch in the Hallway.

In addition to its beautiful and quiet semi-rural location, this property benefits from no immediate neighbours, is fully double glazed throughout and has oil central heating. Externally, the large garden extending to approximately 0.73 acres surrounds the property and offers wonderful loch and mountain views, a perfect suntrap area to enjoy the countryside. There is an attractive log cabin barbeque hut, children's play area, detached large metal garage/workshop and log store. The driveway provides ample parking for multiple vehicles.

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

#### **APPROACH**

Via the driveway which leads from the front of the property to the rear, and entrance at the front into the Hallway or at the rear into the Utility Room.

#### **HALLWAY** 11m x 4.2m (max)

With external door to the front elevation, 2 storage cupboards (1 housing the hot water tank), window to the rear elevation, 3 radiators, fitted carpet, and doors leading to the Lounge, Kitchen, all five Bedrooms, and the family Bathroom. Access hatch for the Loft.

#### **LOUNGE** 5.5m x 4.1m

With window to the side elevation, attractive double sided wood burning stove with feature surround, wooden mantle and marble hearth, fitted carpet, and doors leading the Conservatory, Kitchen and Hallway.

#### **CONSERVATORY** 4.5m x 3.5m

With external door to the side elevation, wrap round windows taking full advantage of the loch & mountain views, radiator, and fitted carpet.

#### **KITCHEN/DINER** 6m x 5.7m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, Rangemaster electric oven, extractor hood, tiled splashbacks, dishwasher, freestanding fridge/freezer, 2 windows to the side elevation looking over the side garden and countryside beyond, 2 radiators, wooden flooring, and doors leading to the Utility Room, Office, and Hallway.

#### **UTILITY ROOM** 3.7m x 2.1m

With external door leading to the rear garden and parking area, window to the side elevation, range of modern base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, tiled splashbacks, washing machine, tumble dryer, ceiling pulley clothes airer, large storage cupboard, radiator, wooden flooring, and doors leading to the WC, and Kitchen.



**WC** 1.8m x 1.2m

With modern white suite comprising WC & wash basin set in a vanity unit, window to the side elevation, and wooden flooring.

**OFFICE** 2.3m x 1.9m

With window to the rear elevation, radiator, and wooden flooring.

**BEDROOM ONE** 3.5m x 3m

With window to the front elevation, built-in wardrobe, radiator, and fitted carpet.

**BEDROOM TWO** 3.9m x 3m

With window to the front elevation, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 4.7m x 3.8m (max)

Master Bedroom with window to the front elevation looking over Loch Eil and surrounding countryside, built-in wardrobes with sliding doors, radiator, fitted carpet, and sliding door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2m x 2m (max)

With white suite comprising shower cubicle, WC & wash basin set in a vanity unit, heated towel rail, window to the side elevation, and cushioned flooring.

**BEDROOM FOUR** 3.4m x 2.7m

With window to the rear elevation, walk-in dressing room (3.8m x 1m) with power & lighting, radiator, and fitted carpet.

**BEDROOM FIVE** 3m x 3m

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

**EN SUITE SHOWER ROOM** 2.1m x 1.5m

With white suite comprising shower cubicle, WC & wash basin set in a vanity unit, heated towel rail, and cushioned flooring.



**BATHROOM** 3m x 2m

With modern white suite comprising bath with mixer tap shower, shower cubicle, WC & wash basin, window to the rear elevation, heated towel rail, tiled walls & cushioned flooring.

**GARAGE/WORKSHOP**

Large metal Garage/Workshop with concrete flooring, heating, power & lighting. With separate store to side.

**GARDEN**

The immediate garden is laid partly with grass and partly with gravel and is planted with mature trees, various fruit trees, shrubs and seasonal plants. The side garden houses the beautiful log cabin barbeque hut and a children's wooden play area, which has been designed for low maintenance being laid with gravel and offset with borders planted with a variety of shrubs and has wonderful views towards Glenfinnan and beyond. There is a natural mature wooded area to the rear with paths and a stream running through. The garden is very private and is perfect for relaxing and dining alfresco and for enjoying the wonderful unrestricted views. The gravelled driveway to the front, side & rear of the property provides ample private parking for several vehicles.

Planning permission had previously been granted under Planning Reference 19/02863/FUL for a self-contained letting Pod. The planning as lapsed but could be reapplied for via Highland Council.



# Allt na Bruaich, Kinlocheil



*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. Oil tank

**Council Tax:** Band F

**EPC Rating:** C69

**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

From Fort William take A830 signposted Mallaig, continue for approx. 11 miles. Continue ahead passing Loch Eil Railway Station, approximate 1 mile ahead turn right at the "Old Mission" House and red post box at the bottom of the road, where indicated by the For Sale sign. Continue up the driveway and Allt na Bruaich is directly ahead. Parking is to the front or rear of the property.

## KINLOCHEIL

Kinlocheil is a small semi-rural hamlet on the north west shore of Loch Eil in Lochaber. 7 miles from Corpach and 11 miles from Fort William where a range of amenities are located. Steeped in history and with its beauty being surrounded by mountains, lochs, wonderful beaches and the abundance of wildlife it attracts visitors all year round. 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 as is recognised as the Outdoor Capital of the UK.

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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*Views looking West from Ben Nevis down Loch Eil*

