



Caladene

Altour Road, Spean Bridge, PH34 4EZ

Guide Price £350,000

Fiuran
PROPERTY

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Caladene is an immaculately presented & spacious 4/5 Bedroom detached Villa, situated in a beautiful elevated position above the banks of the River Spean. Located in the much sought after village of Spean Bridge with well-maintained enclosed garden, Courtyard, Sun Terrace and detached Garage, it would make a superb family home.

Special attention is drawn to the following:-

Key Features

- Substantial 4/5 Bedroom detached Villa
- Situated above the banks of River Spean
- Recently upgraded to a very high standard
- Beautifully presented, in walk-in condition
- Hallway, Lounge, Sitting Room, Dining Room
- Kitchen, Utility Room, family Bathroom
- 4 Bedrooms (1 with En Suite Shower Room)
- White goods included in sale
- Excellent storage throughout
- Double glazed & oil fired central heating
- Sizeable enclosed mature garden
- Private Courtyard & Sun Terrace
- Detached garage with store to the rear
- Block paved driveway with ample parking
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route



Caladene is an immaculately presented & spacious 4/5 Bedroom detached Villa, situated in a beautiful elevated position above the banks of the River Spean. Located in the much sought after village of Spean Bridge with well-maintained enclosed garden with Courtyard, Sun Terrace and detached Garage, it would make a superb family home.

The accommodation comprises entrance Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room, family Bathroom, 4 Bedrooms (1 with En Suite Shower Room). There is also a detached garage with store to the rear.

In addition to its picturesque location, this lovely property benefits from double glazed windows and oil fired central heating.

Externally, the enclosed mature garden is a perfect suntrap area with ample seating areas for enjoying the sounds of the nearby River Spean and surrounding countryside. The driveway provides ample private parking for multiple vehicles.

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

APPROACH

Via the block paved driveway at the rear of the property, with 2 gates leading to either side of the property, the left-hand side gate leads to the Courtyard and entrance into the Hallway or via the right-hand side gate via the Sun Terrace and entrance into the Utility Room.

ENTRANCE HALLWAY 8m x 1.8m (max)

With external door to the side elevation with panel windows to either side, 2 large storage cupboards with triple sliding doors (1 housing the hot water tank), 2 radiators, laminate flooring and doors leading to the Lounge, Kitchen, Utility Room, family Bathroom and all 4 Bedrooms.

LOUNGE 6.3m x 4.4m

With window to the rear elevation, further window to the side elevation looking over the Courtyard, vaulted ceiling, attractive LPG fire with marble surround and hearth, 3 radiators, laminate flooring and doors leading to the Sitting Room and Dining Room.

SITTING ROOM/5th BEDROOM 4.4m x 3.1m

With window and patio door to the rear elevation leading out onto the Courtyard, storage cupboard, radiator and laminate flooring. (Furniture in this room available under separate negotiation).

DINING ROOM 4.4m x 3.6m

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

KITCHEN 3.7m x 2.8m

Fitted with a range of modern base & wall mounted units, complementary wooden work surfaces over, ceramic sink & drainer, double electric oven/grill/microwave, ceramic hob with stainless steel extractor hood over, tiled splashbacks, integrated dishwasher & fridge, breakfast bar, serving hatch to Dining Room, radiator, laminate flooring and window to the side elevation overlooking the Sun Terrace.

UTILITY ROOM 2.8m x 1.7m

Fitted with base & wall mounted units, complementary granite effect work surfaces over, stainless steel sink & drainer, tiled splashbacks, washing machine, tumble dryer, free standing fridge/freezer, hatch cupboard for loft access, radiator, laminate flooring and external door leading out to the Sun Terrace.

FAMILY BATHROOM 2.8m x 2.4m

With white suite comprising shower cubicle, free standing bath with mixer taps, wash basin set in a vanity unit, WC, feature wall mounted mirror, heated towel rail, frosted window to the side elevation and laminate flooring.



BEDROOM ONE 4.4m x 3.6m (max).

With window to the front elevation and patio door leading out onto the balcony down to the garden, large built-in wardrobe with sliding doors, radiator, laminate flooring and door to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.3m x 1.2m

With white suite comprising shower cubicle, wash basin & WC set in a vanity unit, wall mounted mirror, heated towel rail, tiled walls and laminate flooring.

BEDROOM TWO 3.2m x 2.4m

With window to the front elevation, radiator, hatch access to the Loft and laminate flooring

BEDROOM THREE 3.4m x 2.4m

With window to the front elevation, built-in wardrobe, radiator, hatch access to the Loft and laminate flooring. (Furniture in this room available under separate negotiation).

BEDROOM FOUR 4.4m x 3.6m

With window to the front elevation and patio door leading out onto the balcony down to the garden, large built-in wardrobe with sliding doors, radiator and laminate flooring.

DETACHED GARAGE 6.6m x 3.6m

With window to the side elevation, up and over doors to the rear elevation, power, lighting and concrete flooring. There is also an external store to the rear of the garage (3.4m x 1.2m).

GARDEN

Caladene is a unique "H" shaped property and is approached at the rear via the private block paved driveway. The driveway & garage provide ample parking for several vehicles. The well-established garden surrounds the property and have been created to enjoy the nearby River Spean and surrounding countryside. The front garden is laid mainly with grass with paved paths offset with mature trees, shrubs & bushes. To one side is a stunning Courtyard and to the other is a Sun Terrace. With ample space for garden furniture this garden is the perfect place for relaxing, dining alfresco & enjoying the views.



Caladene, Spean Bridge



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 electricity, water & drainage.
Oil tank. LPG bottles for gas fire.

Council Tax: Band F **EPC Rating:** E44

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 follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead and take second junction on the right onto Altour Road. Follow the road down bearing right, then slightly left and then straight ahead, then bear right at the bottom of the road. Caladene is located ahead at the bottom of the road and can be identified by the for sale sign.



SPEAN BRIDGE

Spean Bridge is just 10 miles from Fort William. The area offers a range of amenities to include a café, hotels a church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. The secondary school is in Fort William, which is accessed by a school bus. 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, medical centre, many pubs, restaurants, hotels and a variety of shops.

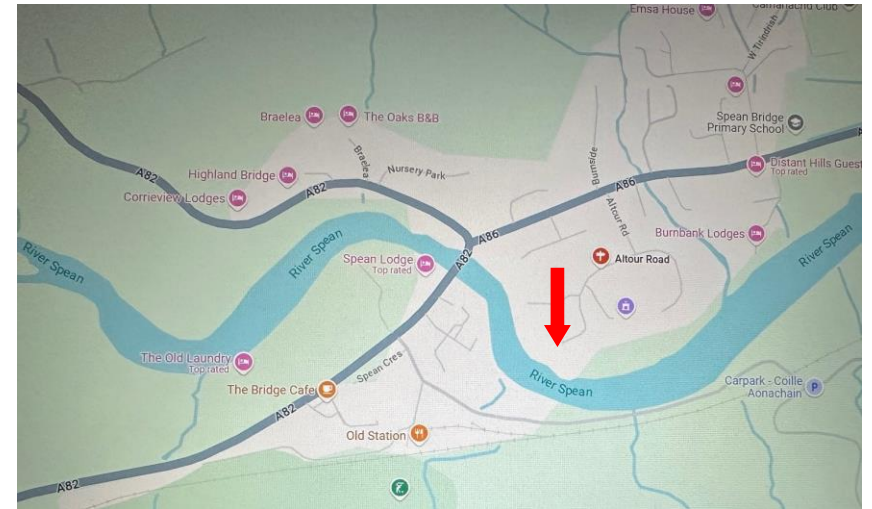
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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