



Damar

9 Blaich, Fort William, PH33 7AN

Guide Price £275,000

Fiuran
PROPERTY

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Damar is a beautifully presented detached Bungalow with 2 Bedrooms. Situated in an elevated position with wonderful unrestricted views over Loch Eil & the magnificent mountains beyond. In walk-in condition, it would make a superb family home, idyllic holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Well-presented detached Bungalow
- Picturesque location with loch & mountain views
- Lounge, Kitchen/Diner, Rear Porch, Inner Hall
- 2 double Bedrooms, Bathroom & Loft
- Attractive log burner stove in Lounge
- Double glazed & modern electric heating
- Private garden with spectacular views
- Substantial timber shed
- Wonderful family home
- Ideal holiday home
- Ideal buy-to-let investment
- No onward chain
- Vacant possession



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The accommodation comprises of the bright Lounge with attractive wood burner stove & sliding patio doors leading out onto a raised decking area taking full advantage of the amazing views, Kitchen/Diner, Rear Porch, Inner Hallway, 2 double Bedrooms, family Bathroom and Loft.

In addition to its picturesque location, this lovely property benefits from double glazed windows & doors and modern electric heating.

Externally, there is a substantial enclosed garden with breathtaking views over Loch Eil, a perfect suntrap area to enjoy these fine open views. There is a large timber shed/workshop to the side of the property.

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

APPROACH

Via the enclosed gated front garden and entrance at the front into Lounge, or at the rear into Rear Porch.

LOUNGE 5.3m x 4.2m (max)

With sliding patio doors to the front elevation leading out onto the raised decking area and taking full advantage of the loch & mountain views, 2 further windows to each side elevation, attractive log burner stove, radiator, engineered flooring, semi-open plan to the Kitchen/Diner and door leading to the Inner Hall.

KITCHEN/DINER 4.4m x 2.9m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, Belfast style sink, electric oven & hob with extractor hood over, dining table, integrated fridge/freezer, washing machine & dishwasher, engineered flooring, dual aspect windows to the rear & side elevations and door leading to the Rear Porch.

REAR PORCH 2.7m x 1.5m

With external door to the side elevation leading out to the garden, dual aspect windows to the rear and side elevations, radiator and engineered flooring.

INNER HALL 2m x 1.6m

With radiator, engineered flooring and doors leading to both Bedrooms and the family Bathroom.

BEDROOM ONE 3.3m x 3.1m

With window to the front elevation with views over the loch & beyond, double built-in wardrobe with sliding mirrored doors, radiator, engineered flooring and door leading to a walk-in dressing Room.



BEDROOM TWO 3.3m x 3m (max)

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

SHOWER ROOM 2.3m x 2.1m

With modern white suite comprising shower cubicle, spa bath, wash basin set in a vanity unit, WC, heated towel rail, wall mounted mirror, feature patterned window to the rear elevation, and tiled walls & flooring.

LOFT

The Loft is accessed via a hatch in the Dressing Room.

GARDEN

Externally, there is an enclosed garden surrounding the property. The front garden is bounded by wire fencing and laid partly with grass and partly with gravel. There are steps that lead up from the rear of the property to an elevated position with impressive views (this is an ideal spot for a summer house, subject to relevant planning consents). There is a large raised decking area that leads out from the Lounge and a further decked area to the side of the property. This garden is set in a perfect location for dining alfresco and for enjoying all that this area has to offer. The side garden houses a large timber shed/workshop. There is ample parking for several vehicles.

BLAICH

Blaich is a small rural crofting village on the West Coast and is approximately 20 miles drive away from Fort William. There is a regular passenger ferry sailing from Camusnagaul to Fort William and a local bus service operates to and from Fort William, and surrounding areas. Local schools are located in Fort William, Ardgour or Strontian. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



Damar, Blaich



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
Private septic tank.

Council Tax: Band D **EPC Rating:** E40

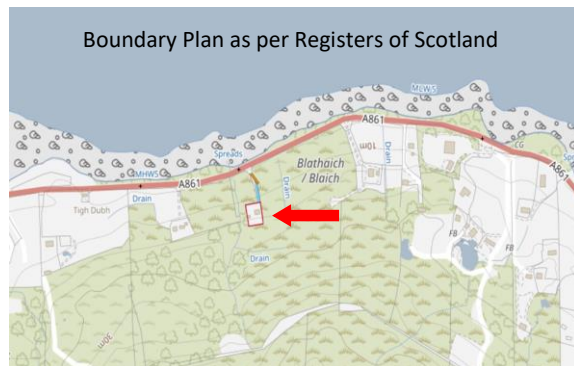
Local Authority: Highland Council

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.



LOCATION

This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.

DIRECTIONS

From Fort William take A830 signposted Mallaig, continue for approx. 10 miles. Turn left on to A861 signposted Strontian. Continue for approx. 6 miles. Damar is located on the right and can easily be identified by the For Sale sign.

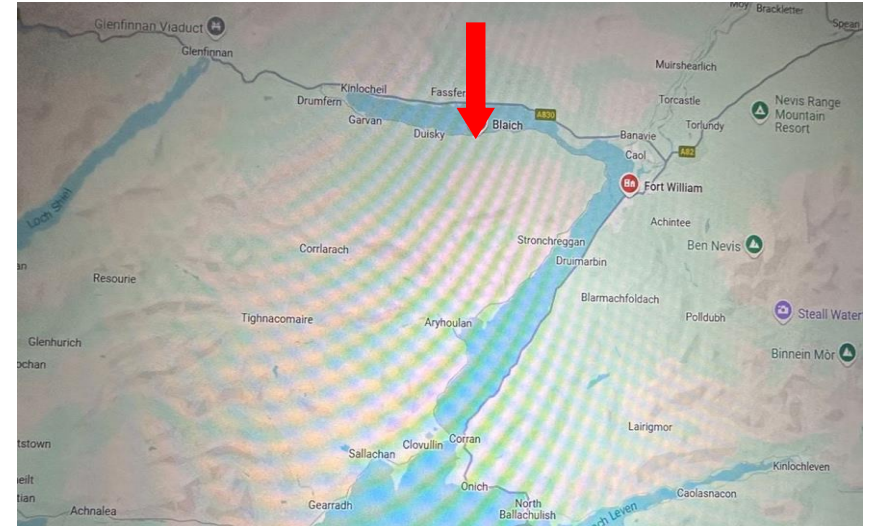
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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