



## Bayview

Camu Na Ha, Fort William, PH33 7NN

Guide Price £485,000

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PROPERTY

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# Bayview

Camus Na Ha, Fort William, PH33 7NN

Bayview is a spacious detached Villa with 5 Bedrooms. Located in a south facing elevated position with panoramic views over Loch Eil, Ben Nevis and the surrounding countryside. Set in substantial well-maintained garden and with semi-detached garage & workshop, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Lovely detached 5 Bedroom Villa
- Quiet cul-de-sac desirable location
- Breathtaking views of Loch Eil & Ben Nevis
- Porch, Hallway, Lounge with Balcony
- Kitchen/Diner, Utility Room, Cloakroom
- Bedroom with Dressing Room & En Suite
- Upper Landing, 4 further Bedrooms
- Family Bathroom and Loft
- Excellent storage throughout
- Double glazed windows
- Electric underfloor heating to lower floor
- Oil fired central heating
- Private garden surround by woodland
- Semi-detached garage & workshop
- Generous driveway with ample parking
- Wonderful family home
- 15 minutes commute to Fort William by car



Bayview is a spacious detached Villa with 5 Bedrooms. Located in a south facing elevated position with panoramic views over Loch Eil, Ben Nevis and the surrounding countryside. Set in substantial well-maintained garden and with semi-detached garage & workshop, it would make a wonderful family home.

The lower accommodation comprises of the entrance Porch, Hallway, Lounge, open-plan Kitchen & Diner, Utility Room, Cloakroom and Master Bedroom with Dressing Area and En Suite Bathroom.

The upper level boasts a bright Upper Landing, 4 further Bedrooms and family Bathroom.

In addition to its convenient quiet cul-de-sac location, this very attractive property is well presented and is fully double glazed, benefits from oil central heating, offers generous accommodation in a spacious and traditional layout and is brought to the market without a chain.

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

#### **APPROACH**

Via the sweeping tarmac driveway leading from the front to the rear of the property and access via steps at the front into the Porch, via the side Balcony into the Dining Room or at the rear into the Utility Room.

#### **PORCH** 1.7m x 1.6m

With external door & panel window to the front elevation, Cor entrance flooring and door with side glass panel leading through to the Hallway.

#### **HALLWAY** 7.3m x 2.7m (max)

With wooden stairs & attractive balustrade rising to the first floor, storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen & Dining Room, Cloakroom and Master Bedroom.

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

Sliding patio doors to the front elevation leading out onto the Balcony and taking full advantage of the stunning views over Loch Eil, Ben Nevis & beyond, window to the side elevation, attractive log burner stove, radiator and fitted carpet.

#### **DINING ROOM** 5m x 3.3m

Open plan to the Kitchen, window to rear elevation, radiator, laminate flooring, door leading to the Utility Room and external sliding patio doors leading out onto the Balcony to the side garden and parking area.

#### **KITCHEN** 4m x 3.4m

Open-plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, microwave, electric hob with stainless steel extractor hood over, space for freestanding American style fridge/freezer, dual aspect windows to the front & side elevations and laminate flooring.

#### **UTILITY ROOM** 3.3m x 2.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, wall mounted shelves, sink & drainer, tiled splashbacks, dishwasher, plumbing for washing machine, space for tumble dryer, radiator and tiled flooring.





**CLOAKROOM** 2.6m x 2.4m

With white suite comprising of wash basin set in a vanity unit & WC, wall mounted mirror, heated towel rail, radiator, frosted window to the rear elevation and laminate flooring.

**BEDROOM ONE** 4.7m x 3.5m

With dual aspect windows to the front & side elevations with wonderful loch & mountain views, radiator, fitted carpet and archway leading to the Dressing Room, which is fitted with wardrobes with sliding mirrored doors, and leads through to the En Suite Bathroom.

**EN SUITE BATHROOM** 3.5m x 2.6m (inc. Dressing Room)

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

**UPPER LANDING**

With attractive banister overlooking the Hallway, 2 storage cupboards, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

**BEDROOM TWO** 5m x 3.5m

With dual aspect windows to the front & side elevations to view, large built-in wardrobes with sliding mirrored doors, radiator and fitted carpet.

**BATHROOM** 3m x 1.9m

With white suite comprising of bath with shower over, wash basin, WC wall mounted mirror, heated towel rail, frosted window to the rear elevation, tiled walls and fitted carpet.

**BEDROOM THREE** 4.1m x 3m

With windows to the front elevation with impressive views, radiator and fitted carpet.



**BEDROOM FOUR** 2.6m x 2.5m

With Velux window to the rear elevation built-in cupboard housing the hot water tank, radiator and fitted carpet.

**BEDROOM FIVE** 5m x 3.9m

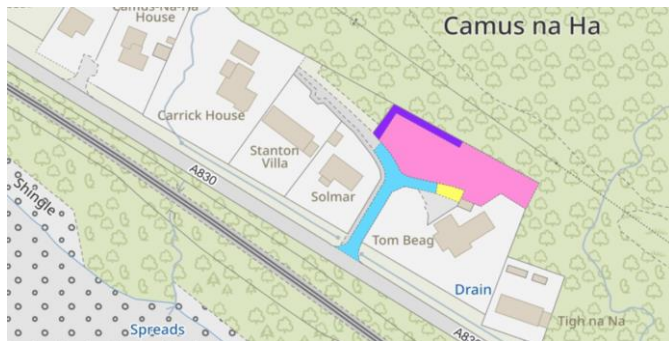
With dual aspect windows to the front & side elevation maximizing the views to the front & garden to the side, large built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

**GARAGE** 5.7m x 3.5m **WORKSHOP** 3.5m x 3.5m

Garage with remote control up & over door, window to the rear elevation, power, lighting, concrete flooring and opening leading through to the Workshop. The Workshop has its own remote control up & over door, power, lighting, 3 windows to the side elevation and concrete floor.

**GARDEN**

The sizeable, well maintained, enclosed garden surrounds the property and offers spectacular views over Loch Eil, Ben Nevis & the countryside beyond with beautiful woodland behind accessed via a gate. The garden is laid with a variety of grass, slabs & tarmac and benefits with a variety of mature trees, shrubs, bushes and seasonal planting. The Balcony area which leads out from the Lounge is the perfect place for a barbeque & provides ample space for garden furniture and offers the ideal spot in the garden for dining alfresco, relaxing and enjoying the amazing views. The driveway & garage provide ample parking for multiple vehicles.





# Bayview, Camus Na Ha



*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.

**Council Tax:** Band F    **EPC Rating:** D68

**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 Travel from Fort William towards Mallaig on A830. Continue ahead through Corpach, passing the Co-op supermarket on left and Treasurers of the Earth on the right. Continue ahead passing Linnhe Caravan Park on the left, turn 2nd left thereafter. Bayview is directly ahead and can be identified by the for sale sign.

## FORT WILLIAM

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.



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PROPERTY

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