



Keil View

Inchree, Onich, Fort William, PH33 6SE

Offers Over £449,000

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PROPERTY

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Keil View is a superb 5 Bedroom detached Villa, located in the much sought-after hamlet of Inchree, set amongst wonderful mountain views. With integral garage and sizeable well-maintained garden, it would make a wonderful family home with bed & breakfast business potential.

Special attention is drawn to the following:-

Key Features

- Wonderful, detached family home
- With lovely mountain views
- Porch, Hallway, Lounge, Kitchen/Diner, Utility Room
- 2 ground floor Bedrooms (1 with En Suite & Dressing Rm)
- WC, Upper Landing, 3 Bedrooms all with En Suites
- Kitchen appliances included in sale
- Utility Room appliances included in sale
- Excellent storage, including Loft
- In excellent order throughout
- Double glazed windows
- Oil fired central heating system
- Well-maintained sizeable garden with timber shed
- Integrated garage with power & lighting and with development potential
- Ample parking for several vehicles
- Ideal family home with business potential
- No onward chain



Keil View is a superb 5 Bedroom detached Villa, located in the much sought-after hamlet of Inchree, set amongst wonderful mountain views. With integral garage and sizeable well-maintained garden, it would make a wonderful family home with bed & breakfast business potential.

The Ground Floor accommodation comprises entrance Porch, Hallway, Lounge, Inner Hall, WC, Kitchen/Diner, Utility Room, Master Bedroom with En Suite Bathroom & Dressing Room and a further Bedroom/Office. The First Floor accommodation offers Upper Landing, large walk-in storage cupboard, 2 double Bedrooms both with En Shower Rooms and the 5th Bedroom with En Suite Shower Room & Dressing Room. There is also a large Loft, which can be accessed from the Upper Landing and Bedroom Five.

In addition to its beautiful location, this property is fully double glazed throughout, benefits from oil fired central heating. Externally, the sizeable well-maintained garden surrounds the property and offers an attractive raised decking area to the side leading out from the Lounge and Kitchen/Diner, a perfect suntrap area to enjoy the wonderful countryside views and for dining alfresco. The driveway provides ample parking for several vehicles.

Nearby Onich offers a well-attended village hall, shop, hotels, pubs, and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

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

ENTRANCE PORCH 2.1m x 2m

With external door to the rear elevation with attractive feature stained glass window, wooden flooring and door leading to the Hallway.

HALLWAY 5.7m x 3.2m (max)

Bright and spacious with carpeted stairs rising to the first floor, radiator, wooden flooring, and doors leading to the entrance Porch, Lounge, Inner Hall, Kitchen/Dining Room and both ground floor Bedrooms.

LOUNGE 5.7m x 5.6m (max)

Stunning family room with bay windows to the front elevation, 2 radiators, wooden flooring, door leading to Hallway and external patio doors leading to the raised decking area and side garden.

INNER HALL 1.9m x 1.1m

With wooden flooring, and doors leading to the WC, Kitchen/Diner and the Hallway.

WC 1.9m x 1.4m

Fitted with a white suite comprising WC & wash basin, radiator, wooden flooring and door leading to the Inner Hall.

KITCHEN/DINER 5.6m x 4.4m

Fitted with a range of modern base & wall mounted units, complementary oak work surfaces over, stainless steel sink & drainer, electric oven & Hob, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, tiled splash backs, 2 radiators, window to the rear elevation, wooden flooring, doors leading to the Utility Room & Inner Hall and external patio doors leading to the raised decking area and side garden.



UTILITY ROOM 2.6m x 1.8m

Fitted with wall mounted units, work surface, washing machine, tumble dryer, bottle chiller, storage cupboard, wooden flooring, door to Kitchen/Diner and external door leading to side garden.

BEDROOM ONE 4.3m x 3.8m

With window to the side elevation, built-in wardrobes, radiator, fitted carpet, doors leading to the En Suite Bathroom & Dressing Room (1.9m x 1.8m) and door to the Hallway.

EN SUITE BATHROOM 2.3m x 1.8m

Fitted with a white suite comprising bath with shower over, WC & wash basin, heated towel rail, wooden flooring, frosted window to the side elevation and door to the Bedroom.

BEDROOM TWO/OFFICE 3.8m x 1.9m

With window to the front elevation, radiator, fitted carpet and door leading to the hallway.

UPPER LANDING

With wooden balustrade, large walk-in storage cupboard (2m x 1.7m), radiator, Velux window to the front elevation, hatch to Loft and fitted carpet.

BEDROOM THREE 6.4m x 5m (max)

With window to the front elevation, further Velux window to the rear elevation, built-in wardrobe, radiator, fitted carpet, door to the En Suite Shower Room and door to the Upper Landing.

EN SUITE SHOWER ROOM 2.2m x 1.9m

Fitted with a white suite shower cubicle, WC & wash basin, laminate flooring, Velux window to the rear elevation and door to Bedroom.



BEDROOM FOUR 5.6m x 4m (max)

With window to the front elevation, Velux window to the side elevation, radiator, fitted carpet, hatch to Loft, door leading to the En Suite Shower Room and door to the Hallway

EN SUITE SHOWER ROOM 2.8m x 1.9m (max)

Fitted with a white suite comprising shower cubicle, WC & wash basin, laminate flooring, Velux window to the side elevation and door to Bedroom.

BEDROOM FIVE

With windows to the side elevation, built-in wardrobes, radiators, fitted carpet, door leading to the En Suite Shower Room and door leading to the large Dressing Room which is also suitable for use as a playroom or a gym, has Velux window to the side elevation, built-in wardrobe (housing the central heating boiler), radiator and fitted carpet.

EN SUITE SHOWER ROOM 2m x 1.9m

Fitted with a white suite comprising shower cubicle, WC & wash basin, radiator, laminate flooring and door to Bedroom.

INTEGRAL GARAGE 7.8m x 5m (max)

Integral garage with wooden double doors to the rear elevation, further single door to rear, window to the front elevation, power, lighting, water, and concrete flooring. The garage has development potential (subject to relevant planning consents).

EXTERIOR

The well-maintained garden surrounds the property and offers wonderful mountain views. The front and side gardens are laid with grass, offset with mature trees, bushes and shrubs. There is a raised decking area stretching the length of the side of the house, with space for garden furniture, this is a superb place for relaxing, dining alfresco and taking in the amazing views. The rear garden is laid with gravel, houses a timber shed and provides ample parking for multiple vehicles.



Keil View, Inchree



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, and 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.



Boundary Plan as per Registers of Scotland

LOCATION

The area of Inchree is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round

DIRECTIONS

From Fort William proceed southwards on A82 for approximately 10 miles. Pass the Corran Ferry and continue for approx. 1 mile. Turn Left into Righ Crescent, continue ahead. Keil View is approx. 200 yards on the left and can be identified by the For Sale sign.

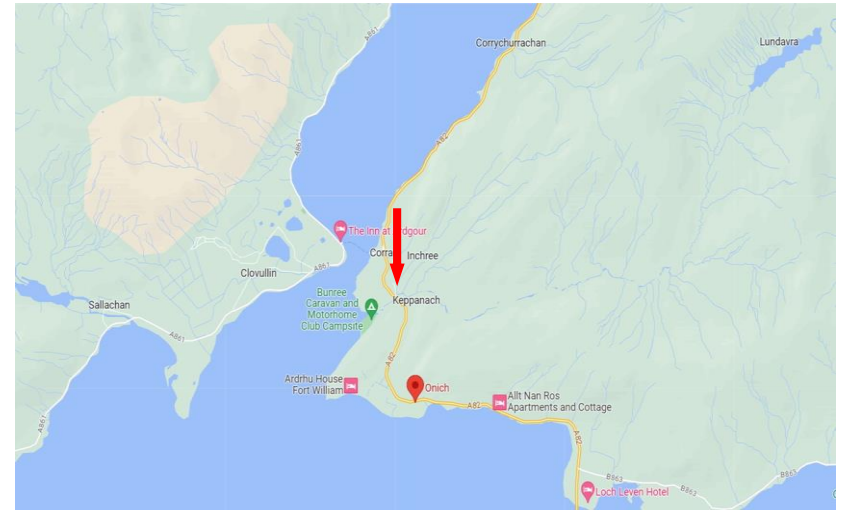
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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