



New House

Fassfern, Kinlocheil, Fort Wiliam, PH33 7NP

Guide Price £365,000

Fiuran
PROPERTY

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Fassfern, Kinlocheil, Fort William, PH33 7NP

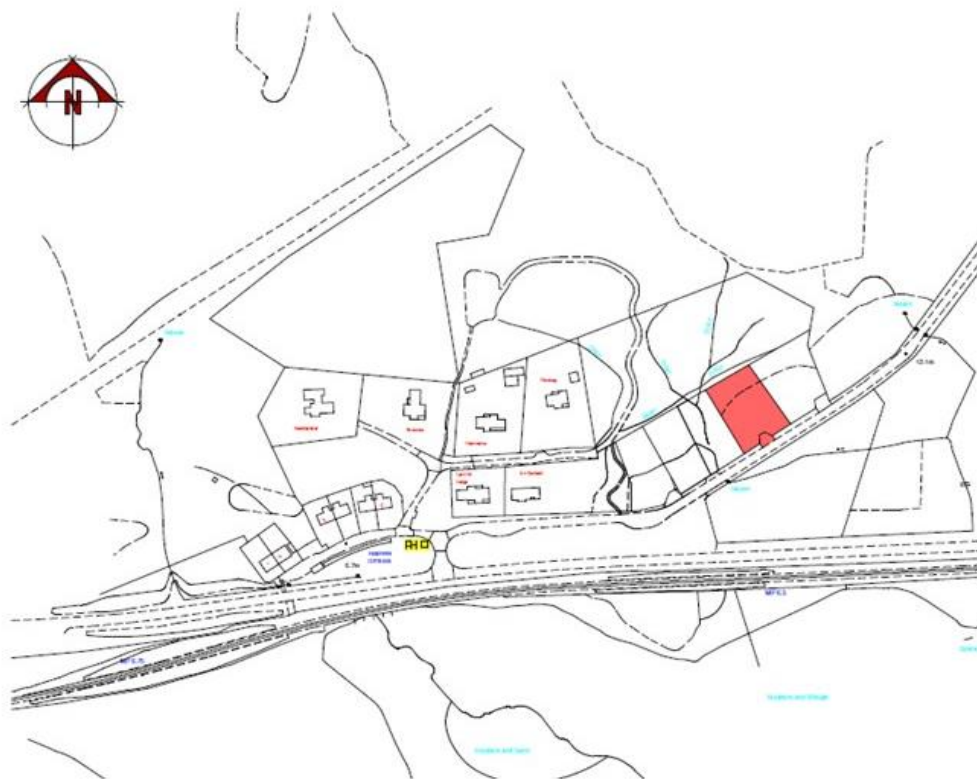
First of only 2, stunning 3 Bedroom detached Villa being bought to the market off-plan. Located in the much sought after semi-rural hamlet of Fassfern. Situated in a wonderful elevated position above Loch Eil and with fine, open countryside views.

Special attention is drawn to the following:-

Key Features

- Impressive detached spacious Villa
- Elevated views towards Loch Eil and breathtaking surrounding countryside
- Beautiful slate roof & Snowcrete render finish
- Russwood premium larch cladding
- Extremely efficient Nordan aluclad windows & doors
- Incredible Airtightness & very low running costs
- Underfloor heating powered by Mitsubishi Ecodan
- Spacious rooms with lots of natural light
- Open plan Lounge/Kitchen/Diner, rear Porch
- Bedroom with built-in wardrobe, storage cupboard
- Family Bathroom, Upper Landing with storage cupboard
- 2 further En Suite Bedrooms, Office & Integrated Garage
- Reserve early to choose own fixtures and fittings
- 10 year warranty issued on completion
- Architect designed & Structural Warranty
- Architect – J Corbett Architecture
- Builder - Michael Faryma Joinery Contractors Ltd





EXTERNAL CONSTRUCTION

The exterior will be clad with Russwood premium larch and finished with Snowcrete render. The roof will be traditional slate. Windows and external doors are engineered Nordan aluclad for all weather protection. This efficient house is built with insulation and air tightness far in advance of standard building regulations.

ACCOMMODATION

The accommodation will benefit from underfloor heating powered by Mitsubishi Ecodan with 55mm liquid screed to allow heat control through slab and will comprise of a covered Porch, open plan Lounge/Kitchen/Diner, family Bathroom, ground floor Bedroom with built-in wardrobe. Inner Hall with stairs rising to the first floor and large storage cupboard.

The first floor offering, a spacious Upper Landing with large storage cupboard, Office and 2 double Bedrooms both with built-in wardrobes & En Suite Shower Rooms.

There is also a Garage to the rear, which can be accessed via a single door from the Inner Hall or externally to the side elevation.

INTERNAL FINISHES

The stair case and internal doors will be oak. The log burner in the Lounge will sit on a Caithness slate hearth. Bathroom and Shower Rooms with tiled flooring and all other rooms with engineered wooden flooring. Early reservation allows new owner to choose kitchen colour and to personalise interior features.

DEPOSIT

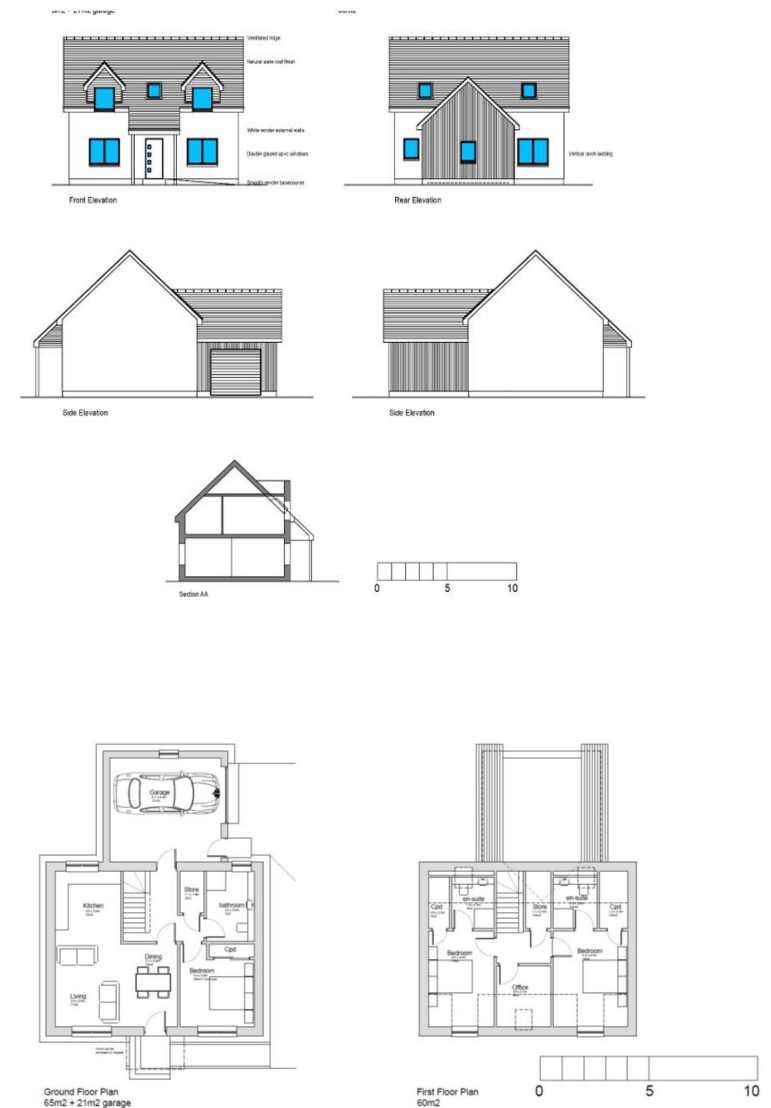
A 15% deposit is required to secure the property.

VIDEO link of similar property in Fassfern built by Michael Faryma Joinery Contractors Ltd

<https://www.dropbox.com/s/yevr5o7ftwxoukz/Fryma.m4v?dl=0>

PLANNING

Full details of the planning can be located on the Highland Council Planning website under reference **24/04570/FUL**

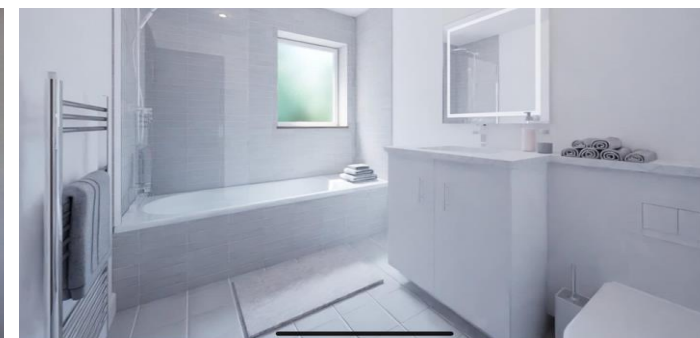
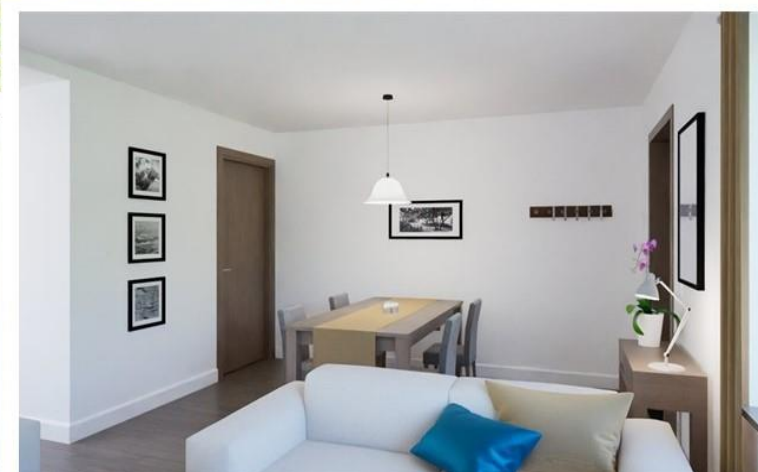


LOCATION

Fassfern is a picturesque & semi-rural hamlet approximately 17 miles north of Fort William. This property sits in an elevated position over Loch Eil, a tidal sea loch. Fassfern is renowned for its beautiful woodlands and fantastic walks. It is approximately 7 miles from the nearest village of Corpach, which offers a well-stocked shop with post office, local primary school, pub & hotel and the famous Caledonian Canal. Further facilities are in Fort William Town Centre.

The West Highland Railway Line stops within walking distance for train travel into Fort William or out to the west coast. There is a local bus service operating daily to and from Fort William. The A830 is nearby for a 20 minute journey by car into town.

Lochaber is 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.



GENERAL INFORMATION

Services: Mains electricity, water & drainage.

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.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Site visit strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William, Travel on the A830 Corpach to Fassfern road for around 9 miles. When approaching Fassfern, take the second turning on the right hand side, where signposted - Fassfern. Then take the first right, continue, the site is on the left and can be identified by the Fiuran 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.

All areas and distances quoted in these sales particulars are approximate. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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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