



Tigh Dram

10a Blaich, Fort William, PH33 7AN

Guide Price £285,000

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PROPERTY

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Tigh Dram is a spacious detached Bungalow with 2 Bedrooms. Situated in an elevated position with breathtaking unrestricted views over Loch Eil & the magnificent mountains beyond. With extensive garden and detached garage, 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
- Hallway, Lounge, Kitchen/Diner, Dining Room
- 2 double Bedrooms, Bathroom & Loft
- Attractive log burner stove in Lounge
- Contents available by separate negotiation
- Double glazed & modern electric heating
- Private garden with spectacular views
- Detached garage
- 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 Entrance Hallway, bright Lounge with picture windows taking full advantage of the amazing views, Kitchen, Dining Room, 2 double Bedrooms, family Shower Room 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 and beautifully maintained enclosed garden with breathtaking views over Loch Eil, a perfect suntrap area to enjoy these fine open views. There is a detached garage 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 Hallway, or at the rear into Kitchen.

HALLWAY 4.9m x 1.2m

With external door & window panel to the front elevation, radiator, laminate flooring to the door area & fitted carpet to the remaining area and doors leading to the Lounge, Kitchen, both Bedrooms and Shower Room.

LOUNGE 5.3m x 3.6m (max)

With picture windows to the front elevation leading taking full advantage of the loch & mountain views, attractive log burner stove, radiator, fitted carpet and door leading to the Dining Room.

KITCHEN/DINER 3.4m x 2.7m

Fitted with a range of base units, complementary work surfaces over, stainless sink & drainer, electric cooker, undercounter fridge, washing machine, dining table, storage cupboard, laminate flooring, window to the rear elevation and external door leading to the rear garden.

DINING ROOM 3.4m x 2.5m (max)

With window to the rear elevation, radiator, fitted carpet and doors leading to the Kitchen and Lounge.

BEDROOM ONE 4.1m x 3m

With window to the front elevation with wonderful views over the loch & beyond, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 4.1m x 3.2m (max)

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

SHOWER ROOM 2.1m x 1.8m

With white suite comprising shower cubicle, wash basin set in a vanity unit, WC, frosted window to the rear elevation and tiled flooring.

LOFT

The Loft is accessed via a hatch in the Hallway.



DETACHED GARAGE 6m x 3.2m

With up & over door to the front elevation and concrete flooring.

GARDEN

Externally, there is a large garden surrounding the property gated & bounded by wire fencing. The front garden is laid partly with grass and partly with gravel offset with mature trees. The rear garden is tiered with the lower level being laid with gravel the middle level being laid with grass and the upper level planted with mature trees, shrubs & bushes. The elevated position of the garden offers impressive views with ample space for garden furniture, for relaxing and dining alfresco while enjoying this magnificent countryside. The garage is located to the side of the property. 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.



Tigh Dram, 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 E **EPC Rating:** E43

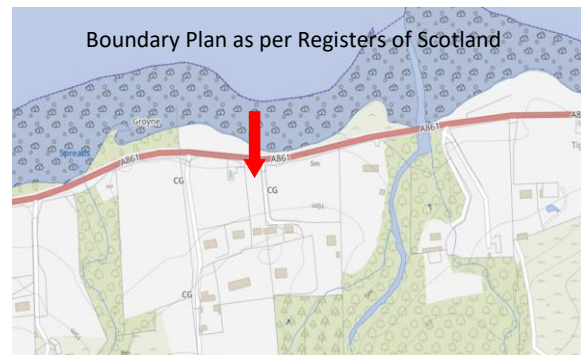
Local Authority: Highland Council

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

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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. Tigh Dram is located on the right and can easily be identified by the For Sale sign.

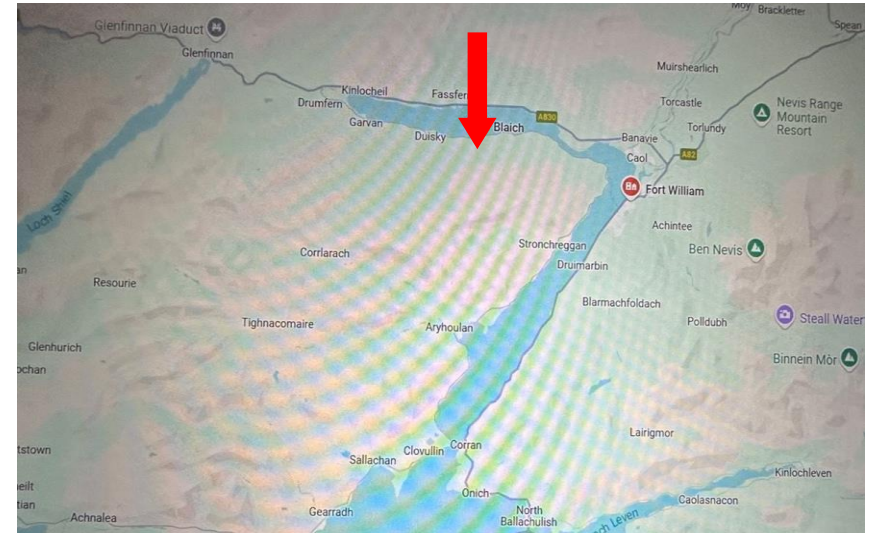
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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