



21 Aonachan Gardens

Spean Bridge, PH34 4ET

Guide Price £235,000

Fiuran
PROPERTY

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21 Aonachan Gardens is a beautifully presented & spacious semi-detached House located in the popular village of Spean Bridge. With sizeable well-maintained enclosed garden, Summer House & Lazy Spa, it would make a wonderful family home, ideal purchase for first-time buyers or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable semi-detached House
- Surrounded by wonderful scenery
- Well-presented and in walk-in condition
- Porch, Hallway, Lounge, Kitchen/Diner
- Utility Room, Vestibule, Upper Landing
- 3 double Bedrooms and Shower Room
- Excellent storage throughout
- Double glazed & oil fired central heating
- Some furniture available under negotiation
- Private garden with Summer House & Lazy Spa
- Raised decking area & 2 timber sheds
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route
- No onward chain



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The lower accommodation comprises of the Entrance Porch, Hallway, Lounge, Kitchen/Diner, Utility Room and Vestibule. There is a Loft accessed via a hatch in the Kitchen/Diner

The First Floor consists of the Upper Landing, 3 Bedrooms (all with built-in wardrobes) and Shower Room. There is a second Loft which is partially floored and is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 21 Aonachan Gardens offers spacious accommodation in a traditional layout and is fully double glazed and benefits from oil fired central heating.

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

APPROACH

Via the front garden and entry into the Porch or via the gated rear garden and entry into the Utility Room or Kitchen/Diner.

ENTRANCE PORCH 1.4m x 1.2m

With external door to the front elevation, storage cupboard, vinyl flooring and door leading to the Hallway.

HALLWAY 2.2m x 2m

With carpeted stairs leading to the first floor, built-in cupboard, laminate flooring and doors leading to the Lounge, Kitchen/Diner and Utility Room.

LOUNGE 6.4m x 4.4m (max)

A bright & spacious room with dual aspect windows to the front & rear elevations, feature electric stove effect fire with mantle over, storage cupboard with glass shelved recess, 2 radiators and laminate flooring.

KITCHEN/DINER 5.4m x 3.7m

Fitted with a range of white gloss base & wall mounted units, complementary granite effect work surfaces over, breakfast bar, sink & drainer, Rangemaster cooker with chimney hood over, wet wall splash backs, integrated fridge, freezer & dishwasher, space for dining furniture, laminate flooring, windows to the side & rear elevations and external patio doors leading out onto the raised decking area and into the rear garden.

UTILITY ROOM 3.3m x 3.1m (max)

With base & wall mounted units, complementary marble effect work surfaces over, splash backs, stainless steel sink & drainer, washing machine, tumble dryer, radiator, window to the rear elevation, vinyl flooring and door leading to the Vestibule.



VESTIBULE 1.2m x 0.9m

With understairs storage cupboard, vinyl flooring and external door leading out to the raised decking area and rear garden.

UPPER LANDING 3.5m x 3.2m (max)

Z-shaped with window to the rear, over stairs storage cupboard, radiator, fitted carpet and doors leading to all 3 Bedrooms, Shower Room and hatch access for the Loft.

BEDROOM ONE 3m x 2.3m

With window to the front elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM TWO 4.4m x 2.3m (max)

With window to the front elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM THREE 3.2m x 2.6m

With window to the rear elevation, built in wardrobe with sliding mirrored doors, radiator and laminate flooring.

SHOWER ROOM 2.1m x 2m

With white suite comprising shower enclosure, WC & wash basin set in a vanity unit, heated towel rail, frosted window to the rear elevation and vinyl flooring.



EXTERIOR

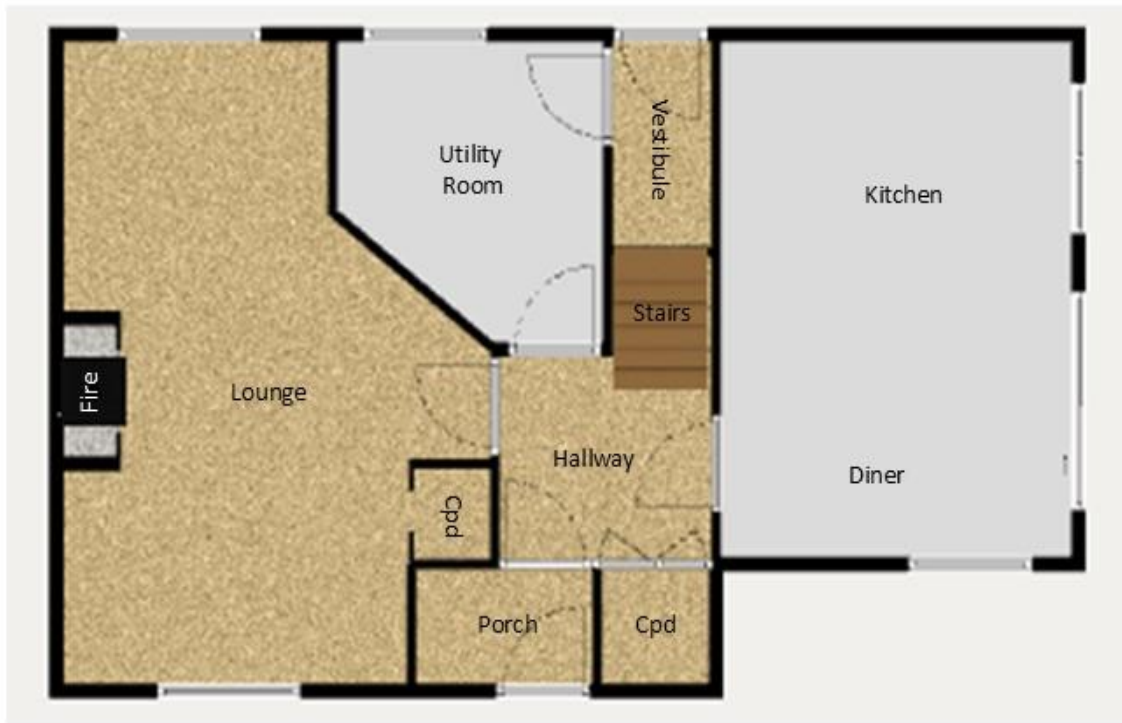
21 Aonachan Gardens is set within generous garden grounds. The front garden is bounded by timber fencing and is laid partly with paving slabs. The side & rear gardens are also bounded by timber fences and are laid mainly with grass offset with borders planted with mature trees, shrubs & bushes. There is an enclosed area within the rear garden which is laid with gravel. An attractive raised decking extends the length of the rear of the property and wraps to the side. This is a perfect area to sit, relax and dine alfresco. The rear garden houses a Summer House, a Lazy Spa and 2 timber sheds.

SPEAN BRIDGE

Spean Bridge is just 10 miles from Fort William. The area offers a range of amenities to include a supermarket, café, hotels, a church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. The secondary school is in Fort William, which is accessed by a school bus. 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.



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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 & drainage. Oil tank.

Council Tax: Band C

EPC Rating: E52

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 Fort William follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead and take the first junction on the right into Aonachan Gardens. Turn right and follow the road to the end bearing left. Number 21 is located straight ahead, the right-hand side of the semi-detached properties 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.

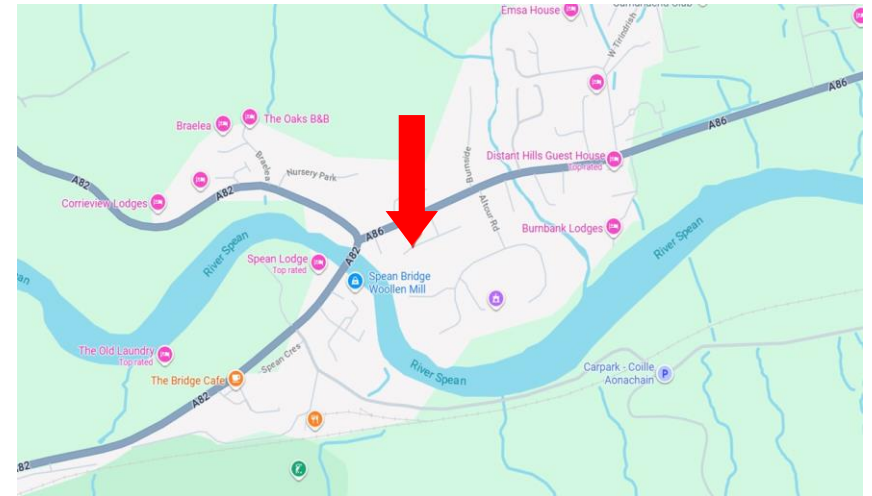
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

