



Birchwood

Camaghael, Fort William, PH33 7NF

Guide Price £435,000

Fiuran
PROPERTY

[Fiuran.co.uk](https://fiuran.co.uk)

Birchwood

Camaghael, Fort William, PH33 7NF

Birchwood is a substantial detached Villa, situated in a south facing position with views of Ben Nevis and surrounding countryside & within easy walking distance of the famous Neptune's Staircase. With generous garden, detached garage with self-contained Apartment above, it would make a wonderful family home with business potential.

Special attention is drawn to the following:-

Key Features

- Spacious detached Villa
- Views towards Ben Nevis
- Hallway, Lounge, Dining Room, Kitchen
- Utility Room, WC, family Bathroom
- 3 ground floor Bedrooms (1 with En Suite)
- Upper Landing, 5 Bedrooms (3 En Suite)
- Excellent storage throughout including Loft
- Oil fired central heating system
- Sizable private garden grounds
- Detached garage with power & lighting
- Self-contained Apartment above garage
- Spacious gravelled driveway
- Ample parking for multiple vehicles
- Superb family home
- Vacant possession with no onward chain
- Only 10 minutes' commute to Fort William



Birchwood is a substantial detached Villa, situated in a south facing position with views of Ben Nevis and surrounding countryside & within easy walking distance of the famous Neptune's Staircase. With generous garden, detached garage with self-contained Apartment above, it would make a wonderful family home with business potential.

The lower accommodation comprises of the spacious T-shaped Hallway, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms (1 with En Suite Shower Room) and family Bathroom.

The First Floor boasts the Upper Landing and 5 Bedrooms (3 with En Suite).

In addition to its picturesque location, Birchwood is positioned to maximize the surrounding countryside views. The property benefits from double glazed windows & doors and has oil fired central heating.

Externally, there is a substantial garden surrounding the property, the perfect suntrap area to enjoy the amazing views. The gravelled driveway provides ample private parking for multiple vehicles.

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

APPROACH

Via the gravelled driveway to the front of the property and entrance at the side into the Hallway or at the rear into the rear Utility Room.

HALLWAY 9.1m x 8m (max)

T-shaped with external door & side panel window to the side elevation, further window to the front elevation, carpeted stairs rising to the first floor, 2 storage cupboards, 3 radiators, laminate flooring and doors leading to the Lounge, Dining Room, Kitchen, all 3 ground floor Bedrooms and the family Bathroom.

LOUNGE 5.7m x 5.4m

With picture window to the front elevation taking full advantage of the mountain views, attractive log burning stove, radiator, fitted carpet and sliding patio doors leading out to the side garden.

DINING ROOM 4.2m x 2.5m

With space for dining furniture, radiator laminate flooring, door leading to the Hallway, semi-open plan to the Kitchen and sliding patio doors leading out to the side garden.

KITCHEN 5.3m x 3.6m

Semi-open plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Beko electric cooker with stainless steel extractor hood over, tiled splash backs, dishwasher, freestanding fridge/freezer, radiator, windows to the rear elevation, laminate flooring and door leading to the Utility Room.

UTILITY ROOM 12.8m x 1.8m

With window to the side elevation, base & wall mounted units, complementary work surface over, stainless steel sink, central heating boiler, electrical fuse box, radiator, laminate flooring, door leading to the WC and external door leading out to the rear garden.

WC 1.8m x 0.8m

With white suite comprising wash basin & WC, wall mounted cabinet with mirror and vinyl flooring.

BEDROOM ONE 4.7m x 3m

With window to the front elevation, radiator and laminate flooring.

BEDROOM TWO 4.2m x 4m (max)

With window to the front elevation, radiator, fitted carpet and door to the En Suite Shower Room.



EN SUITE SHOWER ROOM 1.4m x 1.8m

With white suite comprising shower cubicle, wash basin, WC, heated towel rail and vinyl flooring.

BEDROOM THREE 4.2m x 3m

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

FAMILY BATHROOM 3m x 2.9m (max)

With white suite comprising spa bath, shower cubicle, wash basin, WC, heated towel rail, partly tiled walls, frosted window to the rear elevation and vinyl flooring.

UPPER LANDING

With Velux window to the rear elevation, 2 double storage cupboards, 2 radiators, fitted carpet and doors leading to all upper level Bedrooms.

BEDROOM FOUR 4.8m x 3.6m (max)

With window to the front elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.6m x 1.3m

With white suite comprising shower cubicle, wash basin, WC, heated towel rail, and vinyl flooring.

BEDROOM FIVE 3.8m x 3m

With window to the side elevation, radiator and fitted carpet.

BEDROOM SIX 4.8m x 3.7m (max)

With window to the rear elevation, radiator, fitted carpet and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 2.6m x 2.2m

With white suite comprising bath with shower over, wash basin WC, radiator, Velux window to the rear elevation and vinyl flooring.



BEDROOM SEVEN 3.9m x 1.8m

With window to the rear elevation, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.5m x 1.9m

With white suite comprising walk in shower, double wash basins, WC, heated towel rail, window to the rear elevation and tiled flooring.

BEDROOM EIGHT 5.3m x 4.9m (max)

With dual aspect windows to the front & side elevations, radiator and fitted carpet.

DETACHED DOUBLE GARAGE 8.3m x 6.2m

With door to the front & side elevation, power, lighting, concrete flooring and 2 store rooms with Apartment above.

APARTMENT

With steps leading to the front door, open-plan Kitchen/Diner/Lounge, Bedroom and Bathroom. There is also a decking area to the rear of the Annex suitable for garden furniture.

GARDEN

The extensive mature garden grounds surround the property offering unrestricted mountain and countryside views. The garden is the perfect place for garden furniture, dining al fresco or for just enjoying the rural peace, tranquility and surrounding scenery. The front garden is laid partly with grass and partly with gravel offset with a trees, shrubs & bushes. The side garden is laid with gravel and leads to the garage and offers parking. The rear garden houses a shed and is also laid with gravel. There is ample parking for multiple vehicles.



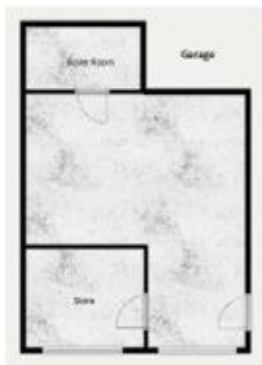
Birchwood, Camaghael



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



Garage & Upper Flat



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.

Council Tax: TBC **EPC Rating:** D65

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.

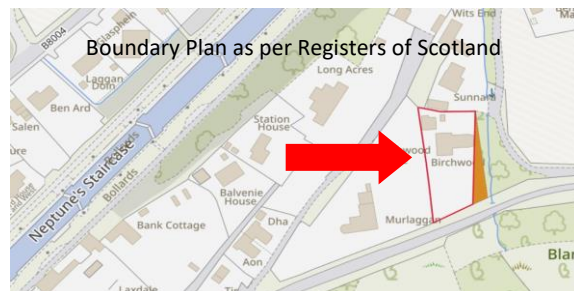
Home Report: A copy is available through the selling Agent.

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.

CAMAGHAEL

Camaghael is a small community situated near Banavie and the Caledonian Canal. The canal passes through Banavie before ascending Neptune's Staircase, the longest staircase of locks in the United Kingdom. The scenery around Banavie is exceptional with Ben Nevis dominant in the skyline. While this area offers a quiet, rural location, it is only 3 miles from Fort William.



DIRECTIONS

Travel from Fort William towards Mallaig on A830. Continue straight towards the Caledonian Canal for approx. ½ mile, before the level crossing turn left signposted for Camaghael, continue ahead and follow the road round to the right. Birchwood is on the left hand side 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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

Nearby Caledonian Canal

