



An Diadan

Slatach, Glenfinnan, PH37 4LT

Guide Price £500,000

Fiuran
PROPERTY

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An Diadan offers a very rare opportunity to acquire an immaculate & spacious 5 Bedroom detached Villa. Located in the delightful rural village of Glenfinnan and set in a stunning position, the property boasts panoramic views across Loch Shiel and has private direct access down to the shore (mooring available under separate negotiation). With sizeable garden grounds, it would make a superb family home, idyllic holiday retreat or a wonderful buy-to-let investment.

Key Features

- Immaculate 5 Bedroom detached Villa built in 2016
- Stunning panoramic views of Loch Shiel
- Direct private access to the shore
- Hallway, Lounge, Kitchen/Dining Room, Utility Room
- Bathroom, 2 ground floor Bedrooms
- Upper Landing, 3 Bedrooms, Shower Room
- 2 upper Bedrooms with Velux Cabrio Balcony windows
- Finished to a high standard with modern features
- Oil central heating, triple glazed windows
- Attractive 20 kW wood burning back boiler stove
- Underfloor heating throughout ground floor
- Decking area to rear of property open to loch views
- Ample parking for multiple vehicles
- Fantastic lifestyle opportunity
- Within walking distance of the Glenfinnan Monument and the famous Viaduct



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The lower accommodation comprises of a bright entrance Hallway with storage cupboard, wooden stairs rising to the first floor, Lounge, Kitchen/Dining Room, Utility Room, 2 Bedrooms and Bathroom.

The upper level comprises of a spacious landing, 3 Bedrooms (2 with Velux Cabrio Balcony windows), and Shower Room. There is also a Loft and Eaves suitable for storage.

Completed in 2016, An Diadan is surrounded by the most breathtaking scenery and benefits from modern features, triple glazing throughout, under floor heating on the ground floor, oil central heating and a 20 kW wood burning back boiler stove in the Lounge. There is an attractive raised decked area to the rear leading from the Dining Room, which runs the length of the property and takes full advantage of the stunning views. It is set within attractive grounds which house 2 timber sheds. The garden grounds surround the property and extend to the shore. There is a gravelled driveway with ample parking.

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

APPROACH

Via the gravelled driveway and entrance at the front into the Hallway or the Utility Room.

HALLWAY 2.9m x 2.9m (max)

With feature shaded window, wooden stairs rising to the first floor, understairs storage cupboard, tiled flooring, double glass doors leading through to the Kitchen/Dining Room, and doors leading to the 2 ground floor bedrooms & the Bathroom.

LOUNGE 7.1m x 4.9m

Spacious room with 2 windows to the side elevation and further window to the rear elevation looking over the garden and taking advantage of the loch & mountain views, attractive wood burning back boiler stove, wooden flooring and double doors leading to the Kitchen/Dining Room.

KITCHEN/DINING ROOM 9.2m x 4.3m

With dual aspect windows to the side & rear elevations, fitted with an extensive range of modern oak base, & wall mounted units, complementary granite work surfaces over, sink & drainer, Range style electric cooker with extractor hood over, integrated dishwasher, space for freestanding fridge/freezer, space for dining table, tiled flooring, French doors leading out onto the decking area, the perfect place to dine alfresco & enjoy the magnificent loch & mountain views and door to the Utility Room.



UTILITY ROOM 3.1m x 1.9m

With base & wall mounted units, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled flooring, door leading to the Kitchen/Dining Room and external door leading to the driveway.

BEDROOM ONE 5.1m x 4.6m (max)

With window to the front elevation, built-in fitted wardrobes and fitted carpet.

BEDROOM TWO 3.6m x 3.1m

With window to the front elevation and wooden flooring.

BATHROOM 3.1m x 3m

With frosted glass window to the front elevation, white suite comprising of a bath with tiled splash backs, large walk-in shower enclosure with tiled wall, wash basin set on a bespoke wooden vanity unit, WC and tiled flooring.

UPPER LANDING

With Velux window to the rear elevation, wooden Bannister overlooking the Hallway below, storage cupboard housing the hot water tank, radiator, fitted carpet, access to the Loft and doors leading to all 3 first floor Bedrooms and the Shower Room.

BEDROOM THREE 5.2m x 4.1m

With window to the side elevation, Velux Cabrio Balcony window to the rear elevation taking full advantage of the stunning loch & mountain views, radiator and wooden flooring.



SHOWER ROOM 4m x 2.3m (max)

With Velux window to the rear elevation, modern white suite comprising of a large walk-in shower enclosure with Respatex style wet wall panelling, double wash basins set in a vanity unit, WC, heated towel rail and tiled flooring.

BEDROOM FOUR 4.1m x 4m

With two windows to the side elevation, Velux Cabrio Balcony window to the rear elevation taking full advantage of the stunning loch & mountain views, built-in wardrobe with double sliding doors, radiator and fitted carpet.

BEDROOM FIVE 4.5m x 4.1m

With windows to the side elevation, Velux window to the front elevation, built-in wardrobe with double sliding doors, radiator and fitted carpet.

GARDEN

The sizeable garden surrounds the property and leads directly down to the water at the rear. The front garden is laid partly with grass and partly with gravel and houses 2 timber sheds. The rear garden is laid with grass and is offset with mature trees and leads directly down to the shore and loch beyond. There is also a mooring available under separate negotiation. The gravelled driveway leads to the front of the property and provides ample parking for several vehicles.



An Diadan, Glenfinnan



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. Shared septic tank. Oil Tank.

Council Tax: Band F **EPC Rating:** C72

Local Authority: Highland Council.

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 take the A82 North, at the Lochybridge roundabout, take the first exit onto the A830 "Road to the Isles." Glenfinnan is situated 17 miles from Fort William. At Glenfinnan Village turn left where sign posted for Slatach heading along the road passing the Glenfinnan House Hotel Continue ahead bearing left at the fork in the road. Continue ahead towards the pier, just 100m before the pier turn right, follow the road along and An Diadan is the 2nd last house along on the Lochside.



LOCATION

Glenfinnan is a rural village in the west coast of Scotland, surrounded by some of the most breathtaking scenery. Steeped in history, most famously known for the Jacobite rising which began here in 1745 when Prince Charles Edward Stuart raised his standard on the shores of Loch Shiel. Thereafter the 18m Glenfinnan Monument, based at the head of the loch was erected to commemorate this event. It is also the home ground of the famous Glenfinnan viaduct. 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.

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.

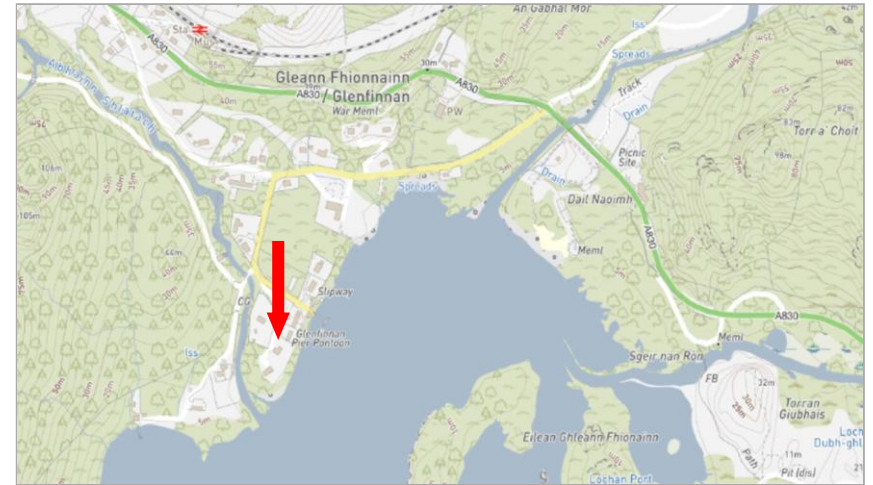
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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Glenfinnan Monument
Loch Shiel



Glenfinnan Viaduct

