



Broomfield

Glenfinnan, PH37 4LT

Guide Price £350,000

Fiuran
PROPERTY

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Broomfield is a desirable semi-detached House with 3 Bedrooms and is surrounded by the most picturesque scenery of mountain & countryside views. Located in the delightful rural village of Glenfinnan and within walking distance of the Glenfinnan Monument & famous Viaduct. Although this property would benefit from being upgraded, it would make a wonderful family home. Broomfield is being sold to include 2 building plots, both plots have planning in principle agreed for a dwelling.

Key Features

- Spacious 3 Bedroom semi-detached House
- Idyllic mountain & countryside views
- Hallway, Lounge, Kitchen/Diner, Bathroom
- 2 ground floor Bedrooms, Upper Landing
- Upper Sitting Room and 3rd Bedroom
- Full solid fuel central heating system installed
- Basement Garage/Workshop with power & lighting
- Sizeable garden surrounding the property
- Ample parking for multiple vehicles
- Planning Permission in principle granted for a dwelling in garden grounds 24/04319/PIP
- Planning Permission in principle granted for a dwelling in garden grounds 24/02302/PIP
- Within walking distance of the Glenfinnan Monument and the famous Viaduct



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The lower accommodation comprises of the entrance Hallway with 2 storage cupboards, carpeted stairs rising to the first floor, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom.

The upper level comprises of a Sitting Room and further Bedroom.

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.

HALLWAY 6.2m x 3.9m (max)

External door to the front elevation, L-shaped with carpeted stairs rising to the first floor, understairs storage cupboard, 2nd storage cupboard, radiator, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, Bathroom and both ground floor Bedrooms.

LOUNGE 4.9m x 3.7m

with window to the rear elevation, solid fuel burning back boiler stove, radiator and fitted carpet.

KITCHEN/DINER 4m x 3.6m

With dual aspect windows to the side & rear elevations, fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for dining table, pantry cupboard and vinyl flooring.

BATHROOM 2.6m x 1.7m

With frosted glass window to the side elevation, white suite comprising of a bath with shower over, wash basin, WC, radiator and vinyl flooring.

BEDROOM ONE 3.9m x 2.7m

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

BEDROOM TWO 3.6m x 2.5m

With window to the front elevation, radiator, fitted carpet and external door leading out to the rear garden.

SITTING ROOM 3.7m x 2.7m

With carpeted stairs rising from the first floor, window to the front elevation, built-in storage cupboards, radiator and fitted carpet.



BEDROOM THREE 3.6m x 3.4m

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

GARAGE/WORKSHOP

The large basement Garage/workshop is located under the property. With double wooden doors to the side elevation, power, lighting and concrete flooring.

GARDEN

The sizeable garden surrounds the property and is laid with a mixture of gravel & grass and is planted with mature trees, shrubs and bushes. Planning in principle has been granted for 2 dwellings within the garden grounds (details below). The gravelled driveway provides ample private off-street parking

PLOTS & PLANNING

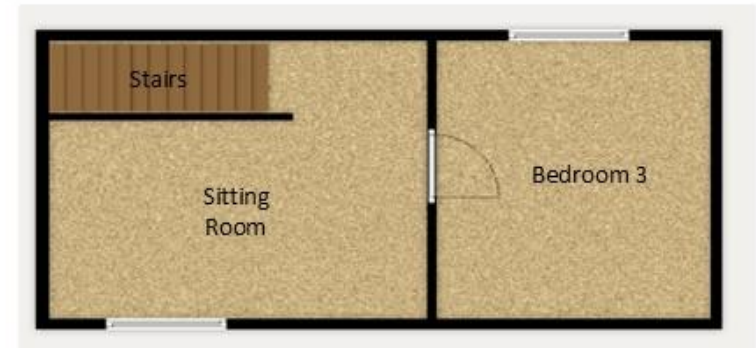
Full details of the planning can be found via the following links :-

24/02302/PIP - [24/02302/PIP | Erection of house \(amended to 1 house - plot 2 omitted 09.10.24\) | Land 40M SW Of Broomfield Glenfinnan](#)

24/04319/PIP - [24/04319/PIP | Erection of house | Land 25M SE Of Broomfield Glenfinnan](#)



Broomfield, 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
Private septic tank

Council Tax: Band D **EPC Rating:** F36

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 follow 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 continue ahead passing the Glenfinnan Monument on the left. Follow the road ahead up the hill passing the St Mary and St Finnan church. Directly opposite the train station (which is on the right) turn left. Broomfield can be identified by the for-sale sign.



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.

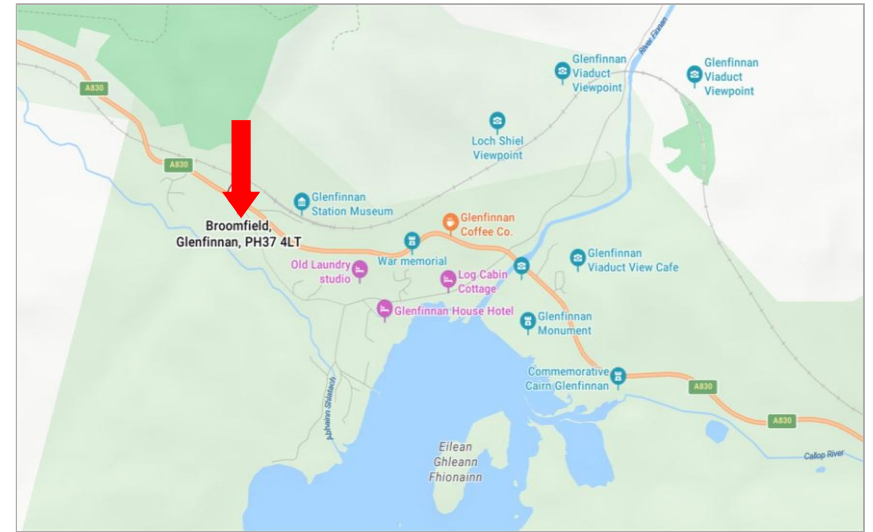
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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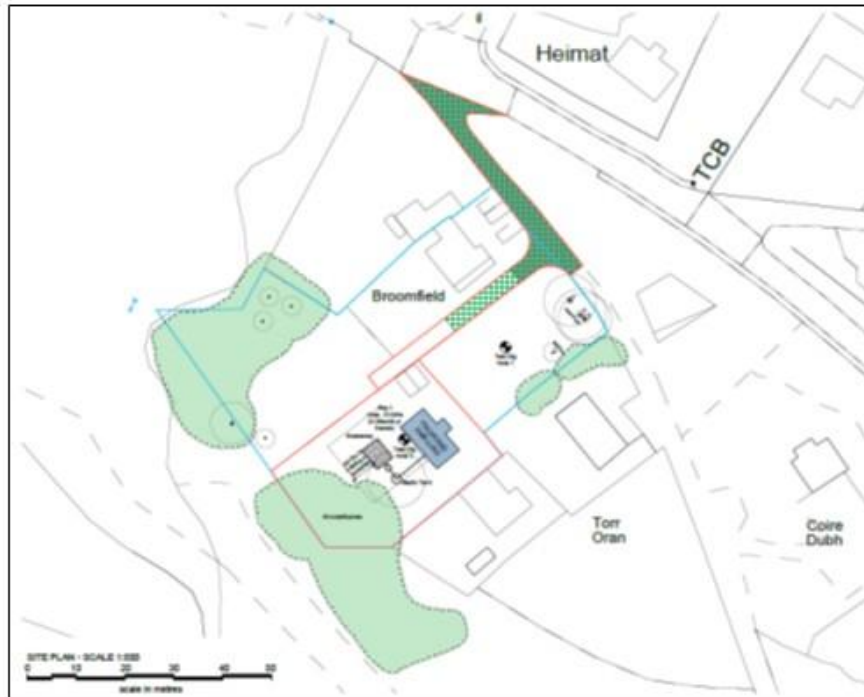
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T: 07471 783 721

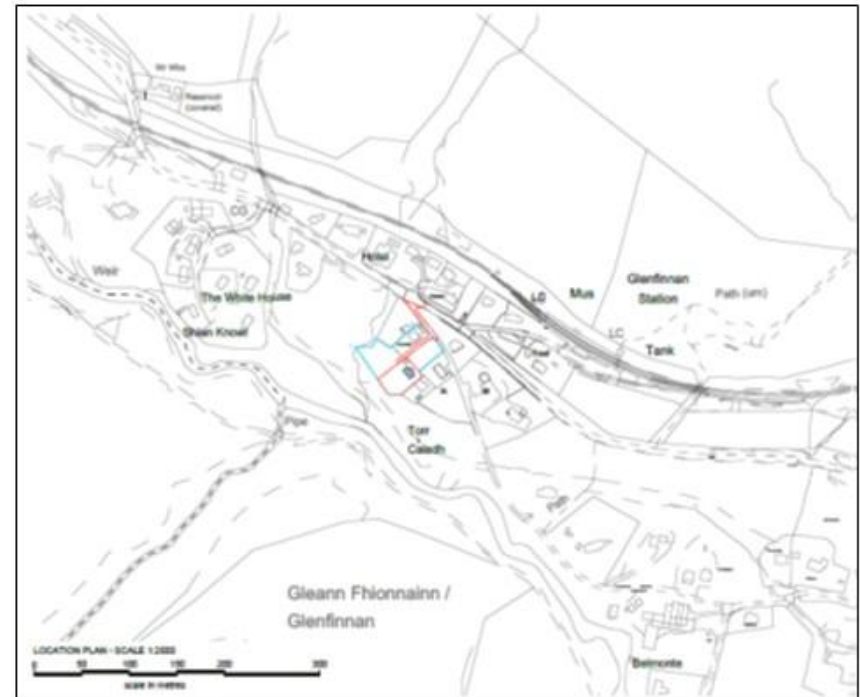
E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

Erection of house
Land 40M SW Of Broomfield Glenfinnan



Site Plan



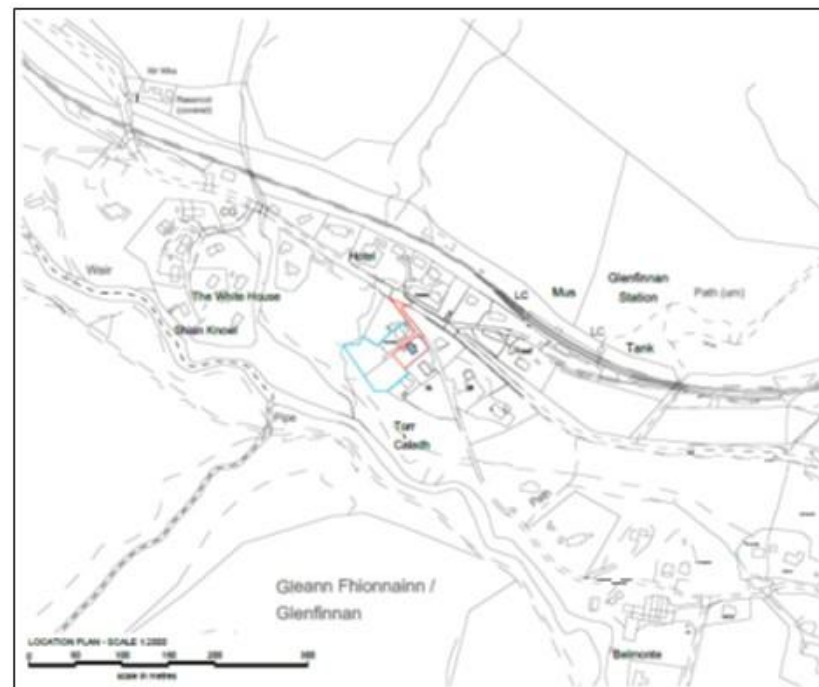
Location Map

Erection of house
Land 25M SW Of Broomfield Glenfinnan

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Site Plan



Location Map

Loch Shiel,
Glenfinnan Monument
& the famous Viaduct

