

# MERCHISTON, BADABRIE, FORT WILLIAM

**mcintyre & co**  
*Solicitors & Estate Agents*



Spacious and unique detached, eight bedroomed property

Fabulous, elevated views of Loch Linnhe & Ben Nevis

Substantial basement with development potential

Huge games room at basement level / Working lift.

Double Garage and driveway with ample parking.

Low maintenance garden with patio seating areas and a beautiful sun room.

Tenure is Freehold / Energy Performance Rating D:58  
Oil Fired Heating / Double Glazing / Council Tax Band G

Some of the content may be available by separate negotiation.



## GUIDE PRICE

# £440,000

## DESCRIPTION

McIntyre & Company are delighted to bring the property “Merchiston” to the market. This highly impressive, bespoke designed, detached 8 bedroom property enjoys an elevated position that provides fabulous views of Ben Nevis, Fort William Town and Loch Linnhe. Located in the much sought after area of Badabrie, near Corpach on the outskirts of Fort William. With a sizeable yet low maintenance garden, large double garage and huge basement that provides lift access into the hallway, the property forms a fabulous family home that also lends itself to Bed & Breakfast opportunities.

This impressive family home has been built with thoughtful design and layout to take full advantage of the views. Merchiston was built around 1989 and spans approximately 252 sq m.

A spacious lounge with feature fireplace, there is no doubt that the views of Ben Nevis and the Nevis range of mountains with further views towards Loch Linnhe and the town of Fort William are the main feature of this lovely room.

There is a separate dining room that is adjacent to a fitted kitchen and utility room. The fitted kitchen benefits from a wealth of fitted units that incorporates two integrated ovens, a hob and extractor chimney. The dining room and kitchen have patio doors that lead into the garden and patio seating areas. A good size utility room houses the white goods and provides access into the rear garden.

Seven of the bedrooms have full height, double or triple built in wardrobes and most have mirror fronted sliding doors. Bedroom Seven, the smaller of the rooms will accommodate twin beds but also lends itself to a spacious study.

This extensive property boasts a peaceful and tranquil spot that is surrounded by fabulous mountain, hillside and loch views.

The working lift is discreetly housed in the basement that has significant floor space. One of the basement rooms has been transformed into a games room with sufficient space to house a full size snooker table, darts board and drinks bar and great space to have family fun.

Council Tax Band is G / Tenure is Freehold / Energy Performance Rating D-58

## LOCATION/AMENITIES

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK.” The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way and there is easy access to the West Highland Way, Ben Nevis and Glen Nevis. Other outdoor pursuits include climbing, sailing, skiing and mountain biking to name but a few.

There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow, Inverness, Oban, Skye and Edinburgh. The Caledonian overnight sleeper train service to London also operates from Fort William on a daily basis.

The property is a short walk to the High School & Medical Centre.

### **DIRECTIONS: Merchiston, Badabrie, Banavie, Fort William, PH33 7LX**

From Fort William take the A82 North until reaching the mini-roundabout at the Shell Petrol Station. Turn left turn onto the A830 Mallaig Road until reaching signs for Badabrie (on your right) turn into Badabrie and take the 1st right, Merchiston is the 2nd property on the left.

**Accommodation Comprises: Ground Floor:** Entrance Porch, Inner Hallway, Lounge, Dining Room, Kitchen, Utility, Shower Room and Four Bedrooms (one en-suite). Lift and access door to basement.

**First Floor:** Shower Room and Four Bedrooms (one en-suite).

**Basement:** Double Garage, Games Room, Workshop, Storage Room and Boiler Room.

### **PORCH 1.52m x 1.20m**

Door with glass side panels, laminate flooring and further lockable door that leads into the hallway.

### **HALLWAY**

Spacious hallway with steps leading up to the living accommodation and an access door leading down to the basement. There is good storage with sliding doors. A section of the hallway is designated to the lift that rises from the basement, there is no visual evidence of the lift in the hallway. Carpet flooring and radiator.



### **DINING ROOM 5.75m x 2.65m**

Sliding doors lead to the garden. Part carpet and part parquet style flooring. Access to lounge and kitchen. Radiator.

### **LOUNGE 5.76m x 5.11m**

Picture window to the front elevation taking full advantage of the stunning views of Ben Nevis, Loch Linnhe and Fort William Town. Traditional open fire with attractive stone surround. Radiator and carpet flooring.



### **FITTED KITCHEN-DINER 5.47m x 2.99m**

Spacious fitted kitchen with a variety of wall, drawer and base units, two integrated ovens, a hob and extractor. Sliding doors lead to the garden and summer house. Radiator and Vinyl flooring.

### **UTILITY 3.06m x 1.76m**

Houses the white goods and a variety of wall, drawer and base units, sink and drainer. Vinyl flooring and access to the garden.



**GROUND FLOOR SHOWER ROOM 3.37m x 2.07m**

Comprises, walk in shower enclosure, W.C, wash hand basin, heated towel rail, extractor fan, shaver socket, partially tiled walls and partially wet wall finish.

**BEDROOM 1 3.70m x 2.93m / BEDROOM 2 3.96m x 2.29m**

Both rooms has fabulous loch and mountain views, full height and width wall of triple sliding, mirror fronted wardrobes. Carpet flooring and radiator.



**EN-SUITE 1.87m x 1.55m**

Shower cubicle, W.C, wash hand basin, fitted shaver socket, extractor and vinyl flooring.

**BEDROOM 3 3.39m x 3.04m / BEDROOM 4 3.40m x 2.96m**

Rear facing rooms, full height and width wall of triple sliding, mirror fronted wardrobes. Carpet flooring and radiator.



**FIRST FLOOR LANDING**

Carpet stairs with newel and post hand rail. Low level storage cupboards with louver doors. Three storage cupboards and a drying room.

**BEDROOM 5 4.22m x 3.22m**

Front facing with superb loch and mountain views. Built in wardrobes with hanging rails and shelving. Carpet flooring and radiator.



**En-SUITE 2.65m x 1.52.m**

Shower cubicle, w.c, wash hand basin, shaver socket, extractor, radiator and vinyl flooring.



**BEDROOM 6 3.67m x 3.17m**

Rear facing, full height and width wall of triple sliding, mirror fronted wardrobes. Carpet flooring and radiator.

**SHOWER ROOM 2.87m x 1.71m**

Shower cubicle, w.c, wash hand basin, shaver socket, extractor, radiator, fully tiled walls and vinyl flooring.

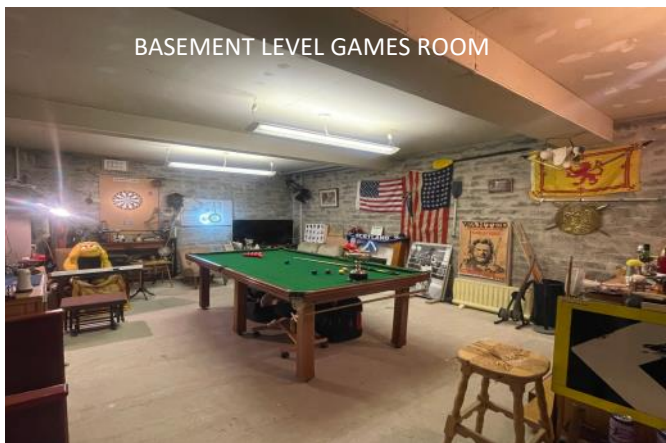
**BEDROOM 7 or STUDY 3.45m x 2.84m**

With Velux style window, carpet flooring and radiator. Previously set up with twin beds this room also lends itself well to an office space or nursery.

**BEDROOM 8 3.97m x 2.89m**

Spacious room with built in double wardrobes, carpet flooring and radiator.

All measurements are approximate and have been taken at the widest and longest points.



### Externally:

A low maintenance and well maintained tiered garden at the front. Tier one being primarily laid to grass with a small variety of flowers and shrubs. Tiers 2 and 3 are predominantly laid with patio and seating areas, superb spots to sit and take in the stunning views.

One side of the garden is a walled garden with patio and drying area. To the rear are wood stores, an outside tap and lighting. To the other end of the garden is a lovely summer house that has an electric supply and patio sliding doors.

### Basement:

A huge basement with power and lighting through-out. A substantial double garage with individual up and over doors, a single access door off the driveway and ample parking. In addition to the parking areas at basement level is a walk in lift that raises to a discreet position within the hallway. The lift can be raised and lowered from the hall or basement but it is housed in the basement. Further basement rooms include a W.C with wash hand basin, a workshop 7.19m x 4.44m, a store room 3.61m x 2m, a games room/2nd work shop 5.53m x 4.78m and a boiler room.

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The property is a short walk to the High School, Medical Centre and Caledonian Canal.



Nearby Caledonian Canal.



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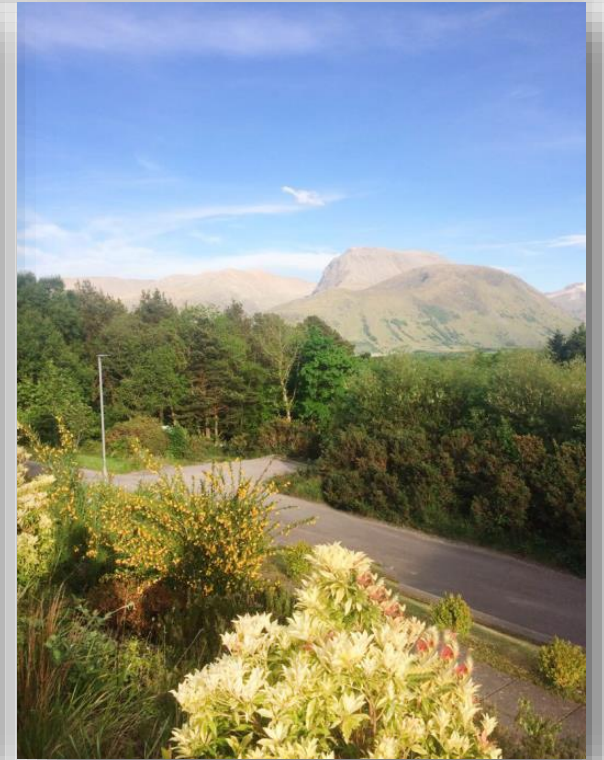
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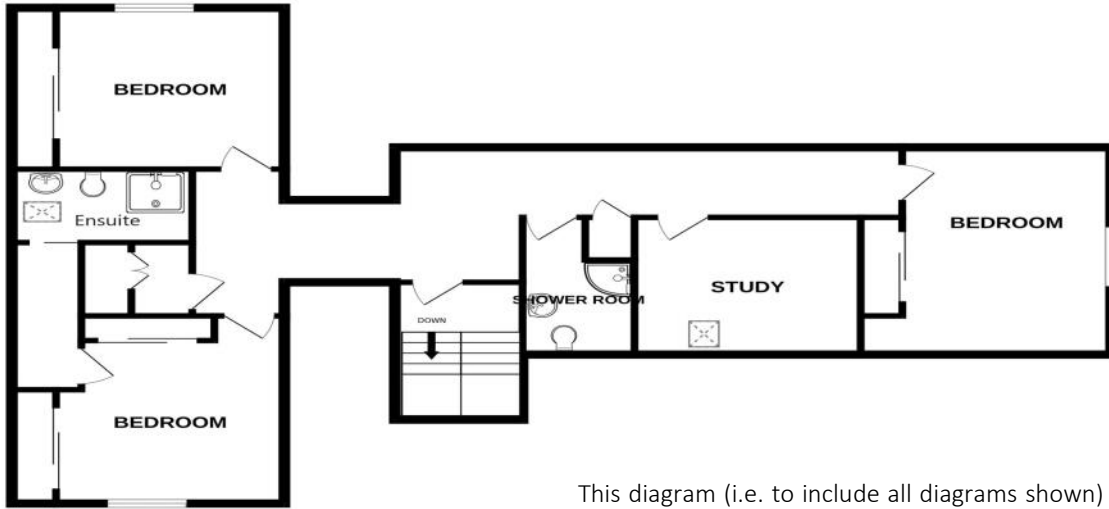


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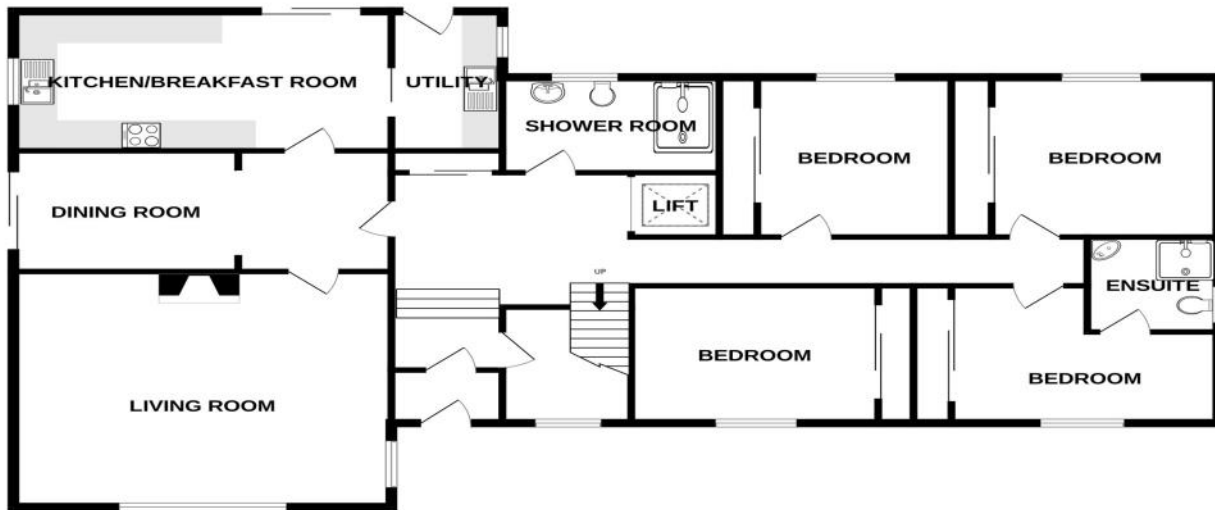
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First Floor

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.



Ground Floor