



MORVICH | ACHINTORE ROAD | FORT WILLIAM | PH33 6RN

### GUIDE PRICE: £465,000

Enjoying a prime, elevated position, on the edge of Fort William, the sale of Morvich offers an impressive detached villa, with stunning, uninterrupted views across Loch Linnhe to the hills beyond. In excellent order throughout, both internally and externally, the deceptively spacious accommodation is arranged over two levels, is well presented, and benefits from double glazing and oil fired central heating. The generous lounge with loch-view bay window, striking modern kitchen and two, bright, superior upper level en-suite bedrooms, are most attractive features. Due to the size and location, the property would make a fantastic family home, an idyllic holiday retreat or an exciting investment opportunity as a self-catering holiday rental or B&B as currently used.

*Please note, our clients run the business to complement their lifestyle and as such, growth and expansion of the business is available to the successful purchasers, should they wish. No business accounts will be released prior to first viewings at the property nor without the approval of our clients. The majority of furniture and items required for the business are available at separate negotiation.*

Ideally located just outside Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station, cinema, museum, and a range of professional services as well as nurseries, primary schools, and a secondary school. The area also boasts a huge range of sporting and recreational activities and is known as "The Outdoor Capital of the UK". The loch directly in front of the property provides a fantastic and interesting waterway with pleasure crafts, sailing boats, ships passing by and the chance to spot otters, seals and dolphins.

- Impressive, Detached Villa
- Stunning, Unspoiled Views over Loch Linnhe
- Convenient, Elevated Position
- Lifestyle/Business Opportunity
- In Excellent Order & Well Presented
- Lounge
- Dining Room
- Modern Kitchen & Utility Area
- 5 Double Bedrooms (All En-Suite)
- Cloakroom
- Double Glazing & Oil Fired Central Heating
- Well Maintained Grounds
- Detached Garage & Private Parking
- EPC Rating: D 55

#### MacPhee & Partners

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## Accommodation Dimensions

### Entrance Porch 1.4m x 1.3m

With wooden front door. Terracotta tiled flooring. Door to entrance hallway.

### Entrance Hallway 4.2m x 2.7m

With picture window to side view. Wooden flooring. Built-in cupboard. Doors to lounge and dining room and open to inner hallway.

### Lounge 6.0m x 5.2m

L-shaped, with bay window and window to loch views. Recess with feature electric fire, set on tiled hearth.

### Dining Room 4.7m x 4.6m

L-shaped, with windows to side. Recess with feature electric fire.

### Inner Hallway 11.6m x 1.3m

With stairs to upper level. With doors to kitchen, bedrooms, cloakroom and principal bedroom.

### Kitchen 3.7 m x 3.5m

Slightly L-shaped, with double window to rear. Fitted with modern, high gloss, white kitchen units, offset with wooden work surfaces and breakfast bar. Stoves cooker range with induction hob. Plumbing for dishwasher. Stainless steel, one-and-a-half bowl, sink unit. Wet wall splashback. Door to rear porch.

### Rear Porch 1.8m x 1.1m

Door with glazed panel to rear. Built-in cupboard. Door to utility.

### Utility 1.1m x 0.7m

With window to side. Plumbing for washing machine.

### Cloakroom 3.4m x 1.7m

Fitted with cream coloured suite of WC and wash hand basin. Tiled splashback.

### Bedroom One 3.6m x 3.4m

With windows to loch views. Door to en-suite shower room.

### En-Suite Shower Room 1.9m x 1.4m

Fitted with cream coloured suite of WC, wash hand basin and fully tiled shower cubicle, with Mira shower. Tiled splashback.

### Bedroom Two 3.6m x 3.6m

With windows to loch views. Door to en-suite shower room.

### En-Suite Shower Room 1.9m x 1.4m

Fitted with cream coloured suite of WC, wash hand basin and fully tiled shower cubicle, with Mira shower. Tiled splashback.

### Principal Bedroom 4.7m x 3.7m

L-shaped, with picture window to rear and window to side loch views. Built-in wardrobe. Door to en-suite bathroom.

### En-Suite Bathroom 3.1m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and bath with mains shower over. Tiled splashback.

### Upper Level

With wooden staircase to landing.

### Landing 1.8m x 1.6m

With access to roof space and storage. Doors to bedrooms.

### Bedroom Three 5.7m x 4.5m

L-shaped, with two Velux windows to loch views. Built-in wardrobe. Door to en-suite shower room.

### En-Suite Shower Room 2.8m x 2.6m

Slightly L-shaped, with frosted Velux window to rear. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with Mira shower. Tiled splashback. Tongue-and-groove wall panelling.

### Bedroom Four 5.0m x 3.7m

Slightly L-shaped, with two Velux windows to loch views. Built-in wardrobes. Door to en-suite shower room.

### En-Suite Shower Room 3.4m x 1.8m

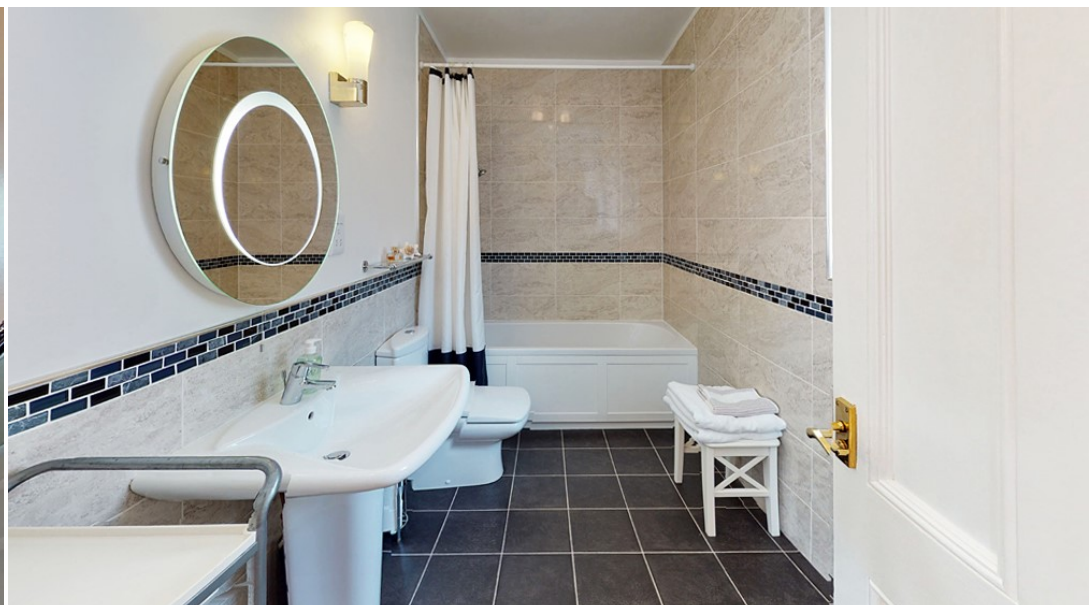
L-shaped, with frosted Velux window to front. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle with Mira shower. Tiled splashback.

### Garage/Workshop 7.6 x 3.9m

With wooden double doors. Two double windows to front. With light and power.

### Garden

The property is approached by a shared tarmac driveway, leading to the detached garage. Further parking is provided to the side and rear of the property. Beautifully maintained, the garden grounds to the front are laid to a mixture of paving slabs and gravel for ease of maintenance, offset with mature trees, shrubs and planting. A gravelled patio area to the side, leads down to a secluded lawn area with drying green, featuring mature shrubs and bushes.

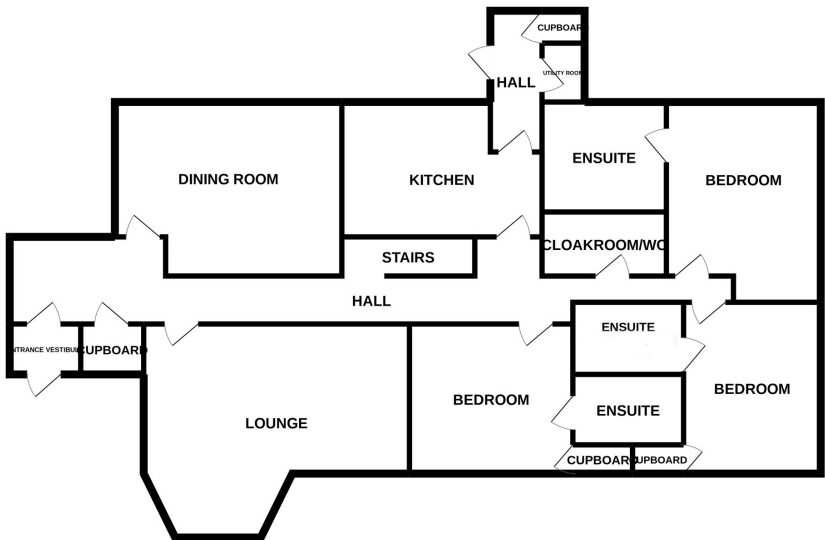




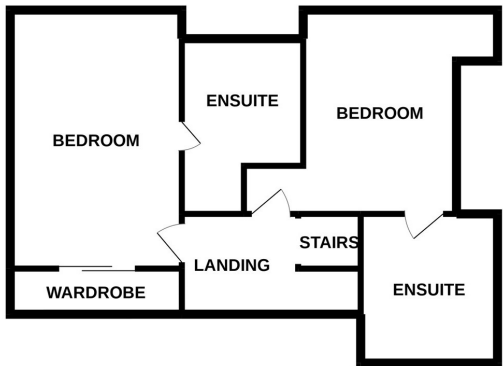


Floor Plan

GROUND FLOOR



1ST FLOOR



Travel Directions

From the West End roundabout in Fort William, travel south on the A82 for 0.8 miles. The property is located on the left side, just after the 40 mph speed limit signs, clearly signposted.

Title Plan

The area outlined red is included in the sale. The yellow shaded area indicates the right of access for the neighbouring property.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 3)'.