



BLACKCAIRN HOUSE | SPEAN BRIDGE | PH34 4EX

OFFERS OVER: £600,000



Enjoying a truly exceptional position, enjoying spectacular panoramic views towards Druim Fada and the surrounding countryside, the subjects of sale form a superior, and striking, detached villa, set in generous garden grounds, with double garage. In immaculate order, both internally and externally, Blackcairn House is beautifully presented, and offers superb, spacious accommodation, elegantly arranged over two levels, whilst benefiting from UPVC double glazing and air source central heating. Boasting many premium features, including underfloor heating to the ground floor, excellent storage, engineered oak flooring, and internal oak doors throughout, the current owners have lavished time and attention on the property over the years, to create a remarkable, modern family home. The lounge, with extensive picture windows, French doors, a multi-fuel stove, with impressive granite surround from floor to double-height ceiling, and mezzanine reading area over, is a most extraordinary room, whilst the adjoining dining kitchen, with quality fitted units and appliances, granite topped island unit and French doors to the patio area, complements the main living area of the home. In addition to the property and it's immediate garden area, is a very useful piece of ground, ideally suited to further development, subject to the necessary planning consents. Due to the size and location, Blackcairn House would also present an idyllic holiday retreat, a fantastic guest house or an investment opportunity for the very buoyant, premium self-catering market.



Located on the edge of Kilmonivaig, the property is located 5 miles from the neighbouring village of Spean Bridge, a thriving community, situated some 10 miles north of Fort William on the A82, amidst beautiful countryside. The village offers a range of amenities such as a newly refurbished Spar shop, pharmacy, hotels, award winning bistro, restaurant, café, 9-hole golf course, a well respected primary school and a railway station with direct link to London. Both Leanachan Forest, with its numerous trails, and the skiing and mountain biking resort of Nevis Range, are in close proximity, while the nearby rivers, lochs and mountains provide access to an abundance of outdoor activities.

- Superior, Striking Detached Villa set in Generous Grounds
- Panoramic Countryside Views in Rural Location
- In Immaculate Order & Beautifully Presented
- Lounge with Impressive Multi-Fuel Stove
- Spacious, Dual-Aspect, Dining Kitchen with French Doors
- Large Utility/Drying Room with Enhanced Under-Floor Heating
- Mezzanine Reading Area with Glass Balustrades & Stunning Views
- Principal Bedroom with Juliette Balcony, En-Suite & Walk-In Wardrobe
- Lower Guest Bedroom Suite with Private Entrance Door & Patio Area
- 3 Further Double Bedrooms, Family Shower Room & Cloakroom
- Double Glazing & Air Source Central Heating
- Landscaped Garden Grounds of around 1.23 Acres
- Timber Workshop, Kennels and Wood Store
- EPC Rating: C 79





Accommodation Dimensions

Entrance Vestibule 2.9m x 2.2m

Half glazed UPVC entrance door, with two windows to side. Two built-in storage cupboards. Tiled flooring. Doors to utility and entrance hallway.

Large Utility/Drying Room 3.7m x 2.9m

With window to side. Fitted with pale grey, coloured, kitchen units, offset with wood effect work surfaces. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Tiled flooring, with enhanced under-floor heating. Door to integral garage.

Integral Garage 6.0m x 6.0m

With two up-and-over, electric doors. Two windows to side. Light and power. Door to side garden.

Entrance Hallway 7.0m x 2.9m

Slightly L-shaped, with stairs to upper level. Built-in under-stair cupboard. Engineered oak flooring. Doors to dining kitchen, lounge, en-suite bedroom and cloakroom.

Dining Kitchen 7.3m x 6.0m

Slightly L-shaped, with three windows to side and one to front. Half glazed French doors, with two half glazed panels, to rear views. Fitted with pale grey, coloured, kitchen units, offset with wood effect work surfaces. Island unit with darker grey, coloured, kitchen units, offset with a striking, granite work surface and wine chiller. Rangemaster stove with induction hob and Rangemaster extractor chimney over. Integral AEG dishwasher. Integral fridge and freezer units. One-and-a-half bowl, white stone sink. Tiled splashback. Built-in cupboard with double oak doors, housing Megaflor boiler. Engineered oak flooring. Door to lounge.

Lounge 6.4m x 5.5m

With picture windows to rear and side views. Fully glazed French doors to side. Six Velux windows to rear views, complete with remote controlled Velux blinds. Feature Firefox multi-fuel stove, set on slate hearth with impressive

granite wall surround. Engineered oak flooring. Mezzanine reading area above. Door to entrance hallway. Please note, the lounge curtains are not included in the sale.

Bedroom Suite with Private Entrance Door 4.4m x 4.0m

With two windows to side. Half glazed door and window to rear views and patio. Door to en-suite shower room.

En-Suite Shower Room 3.0m x 2.7m

L-shaped, with frosted window to side. Fitted with modern white suite of WC and wash hand basin, set in white gloss vanity unit. Tiled splashback. Fully tiled shower cubicle, with mains shower. Tiled flooring. Walk-in storage cupboard (1.4m x 1.2m).

Cloakroom 2.0m x 1.3m

With frosted window to front. Fitted with white suite of WC, and wash hand basin, set in gloss white vanity unit. Tiled splashback. Engineered oak flooring.

Upper Level

Mezzanine Reading Area and Hallway 10.3m x 5.5m

L-shaped, with Velux window to side and walk-in storage cupboard (1.8m x 1.5m). Glass and steel balustrade, overlooking the lounge, with views to the rear countryside. Doors to bedrooms and shower room.

Principal Bedroom 4.6m x 4.4m

With fully glazed French doors to Juliette balcony and window to side. Doors to en-suite shower room and walk-in wardrobe.

En-Suite Shower Room 2.9m x 2.5m

L-shaped, with frosted window to side. Fitted with white suite of WC and wash hand basin, set in shaker style vanity unit. Fully tiled, large shower enclosure, with mains shower and drench head over. Tiled splashback. Heated towel rail.

Walk-in Wardrobe 2.5m x 2.5m

L-shaped, with light and power. Fitted shelving.

Bedroom 5.9m x 3.4m

With window to side and double window to countryside views.

Bedroom 5.9m x 3.4m

L-shaped, with window to side and double window to front.

Shower Room 3.8m x 2.3m

With frosted double window to side. Fitted with modern white suite of WC and wash hand basin, set in white gloss vanity unit. Tiled splashback. Fully tiled large shower enclosure with mains shower. Heated towel rail.

Bedroom 3.8m x 3.5m (currently used as a Craft Room)

With double window to front. Built-in shaker style floor units, offset with wood effect work surface. Fitted shelving.

Garden Grounds

Blackcairn House is surrounded by immaculate grounds, equating to around 1.23 acres in total. Approached by a considerable, private gravelled driveway, providing abundant parking and a substantial turning circle, the front grounds are offset with a planted rockery and mature shrubs, providing colour and interest. Two paved patios, presenting wonderful entertainment areas, face the best of the rear countryside views, and are flanked by a sloping lawn with young trees. Included in the sale are an impressive, Beaver, quality timber workshop with light and power, kennels and a wood store, located to the far side of the property (the dried seasoned wood may be available at separate negotiation). In addition to these immediate grounds, are further extensive grounds to the side, enjoying separate access if wished. Subject to the necessary planning consents, this area could be developed for the creation of holiday accommodation, within the grounds.

Travel Directions

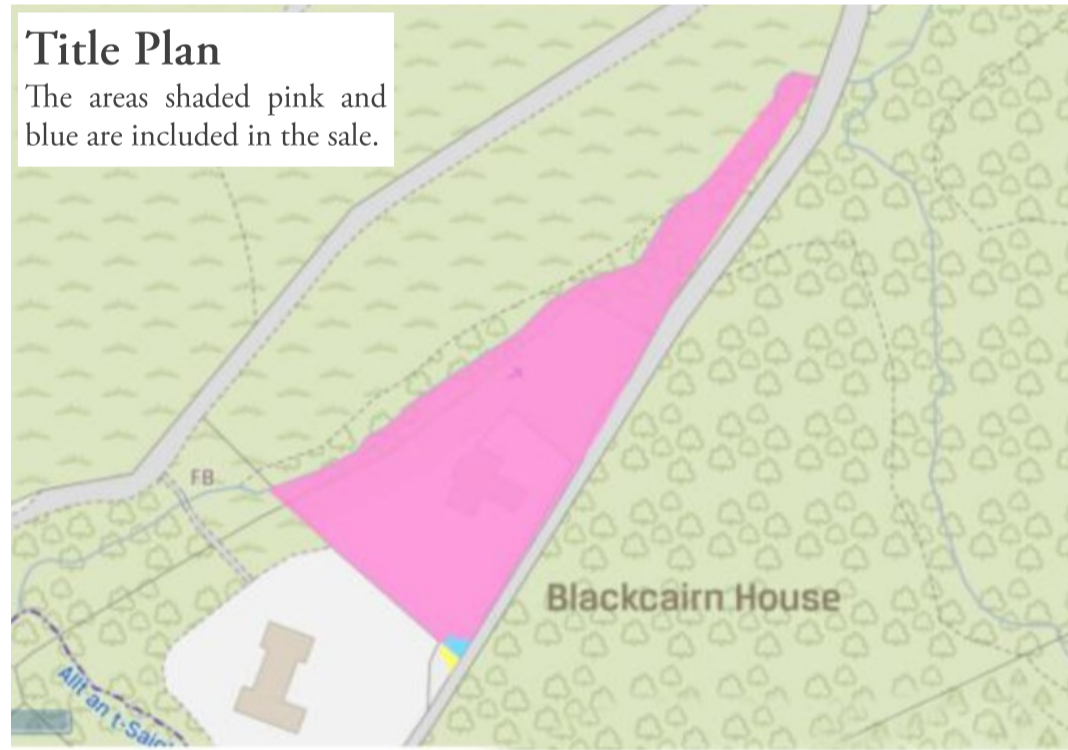
From the north side of Fort William at the BP Petrol Station, take the A82 towards Inverness, for around 1.7 miles. Just after Torlundy, turn left where signposted Tomacharich and Camisky, and continue on this road for around 3.5 miles. Blackcairn House is located on the left hand side, well signposted.



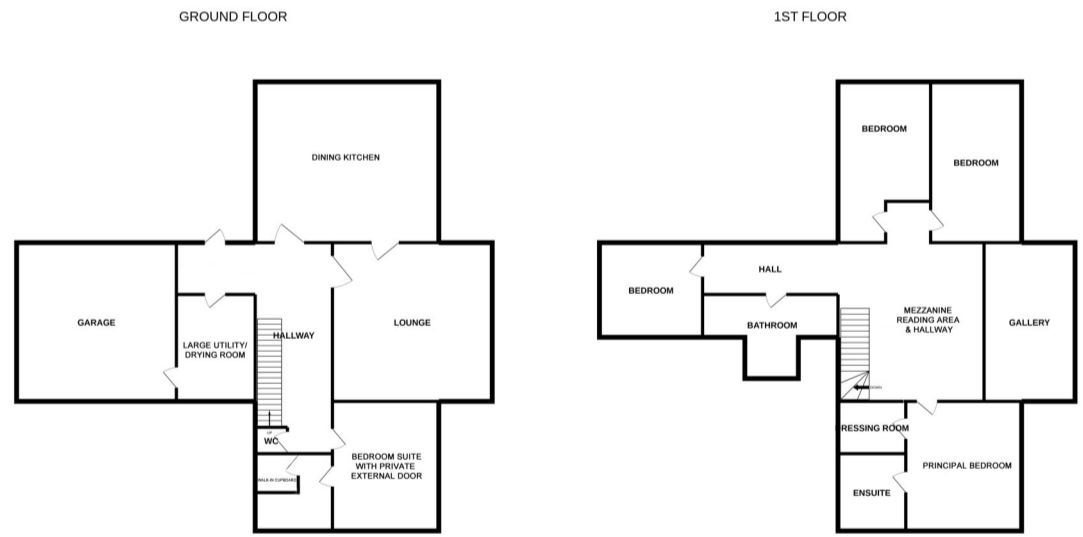


Title Plan

The areas shaded pink and blue are included in the sale.



Floor Plan



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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 5).