



TIGH NA COILLE | SPEAN BRIDGE | PH34 4EX

OFFERS OVER: £498,000

The sale of Tigh na Coille offers a rare opportunity to purchase a charming, traditional detached property, set in mature garden grounds of around 0.4 acres, with around a further 86 acres of owner occupied croft land, offering good grazing. Enjoying stunning views across the countryside to the surrounding mountains and Commando Memorial, the property and land is ideally located at the edge of the popular village of Spean Bridge and provides a semi-private and rural situation. Whilst some modernisation would be advantageous, the property is in good order, benefiting from oil fired central heating and is mainly double glazed. Offering spacious accommodation, conveniently arranged over two floors, the property would be ideally suited as a wonderful family home, and presents a rural lifestyle prospect for the successful purchasers.

Spean Bridge is a very desirable location with thriving community, offering a wide range of amenities for a village, including a local Spar shop, hotels, cafes, bistro, restaurant and golf course. The village connects to the rest of The Highlands through its own train station, bus links and main "A" road. Additional amenities are available in Fort William, 10 miles away. Leanachan Forest, with its numerous trails is literally on the doorstep whilst the local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, which also hosts the UCI Mountain Bike World Cup, downhill and cross country mountain bike riding, hill walking, sailing or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property. Fort Augustus and the famous Loch Ness are about a 30 minute drive north.



- Charming Traditional Detached Dwellinghouse
- Semi-Rural Location with Stunning Countryside Views
- Lounge with Open Fire
- Dining Room
- Kitchen
- Breakfast Room
- 4 Bedrooms
- Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Spacious Garden of around 0.44 Acres with Garden Sheds
- Owner Occupied Croft Land equating to around 86 Acres
- EPC Rating: E 53

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Accommodation

Entrance Porch 1.9m x 1.4m

Wooden entrance door with single glazed frosted panel, and single glazed side panel. Window to front and side. Door to entrance hallway.

Entrance Hallway 2.9m x 1.2m

With stairs to upper level. Built-in under-stair cupboard. Doors to lounge, bedroom and dining room.

Lounge 4.2m x 3.7m

With window to front. Open fire with wooden overmantle, and tiled hearth and surround. Alcove with built-in cupboard.

Bedroom 2.9m x 2.2m

With window to rear.

Dining Room 4.2m x 3.5m (Currently used as a Bedroom)

With window to front. Built-in cupboard. Door to kitchen.

Kitchen 4.3m x 3.6m

With window to front. Fitted with wood effect kitchen units, offset with granite effect work surfaces. Rayburn stove. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in cupboard. Door to breakfast room.

Breakfast Room 3.2m x 3.0m

With window to rear. Door to rear vestibule.

Rear Vestibule 1.2m x 1.1m

Wooden door with glazed panels to rear garden. Door to cloakroom.

Cloakroom 1.9m x 1.1m

With window to rear. Fitted with white suite of WC and wash hand basin. Tiled splashback.

Upper Level

With window and Velux window to front views. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 4.2m x 3.7m

Slightly L-shaped, with window to front. Built-in cupboard, housing hot water tank.

Bathroom 2.9m x 2.2m

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

Bedroom 3.5m x 2.9m

With dormer window to rear.

Bedroom 4.0m x 3.3m

Slightly L-shaped, with window to side.

The Croft

The whole croft is outlined red on the title plan and extends in total to approximately 86 acres (34.8 hectares). Area 3, shaded green, shows the property for sale, which is decrofted. The other green shaded areas 1 & 2, are also decrofted however are not included in the sale. The croft is registered, in the Crofting Register under schedule number C8626, and in the Register of Crofts with number 12380. Useful link: www.crofting.scotland.gov.uk



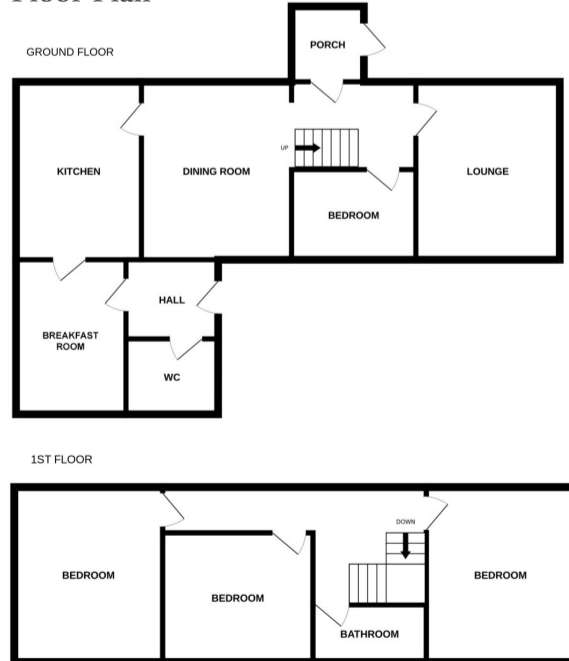
Garden

Tigh na Coille is approached by a private gravelled driveway, leading to the rear and side of the property, and providing an ample parking and turning area. The remainder of ground is laid to a mixture of lawn and gravel for ease of maintenance, offset with landscaped bedding areas, featuring mature shrubs, bushes, heathers and planting. A raised decking area also features to the front. A garden shed and greenhouse are included in the sale.

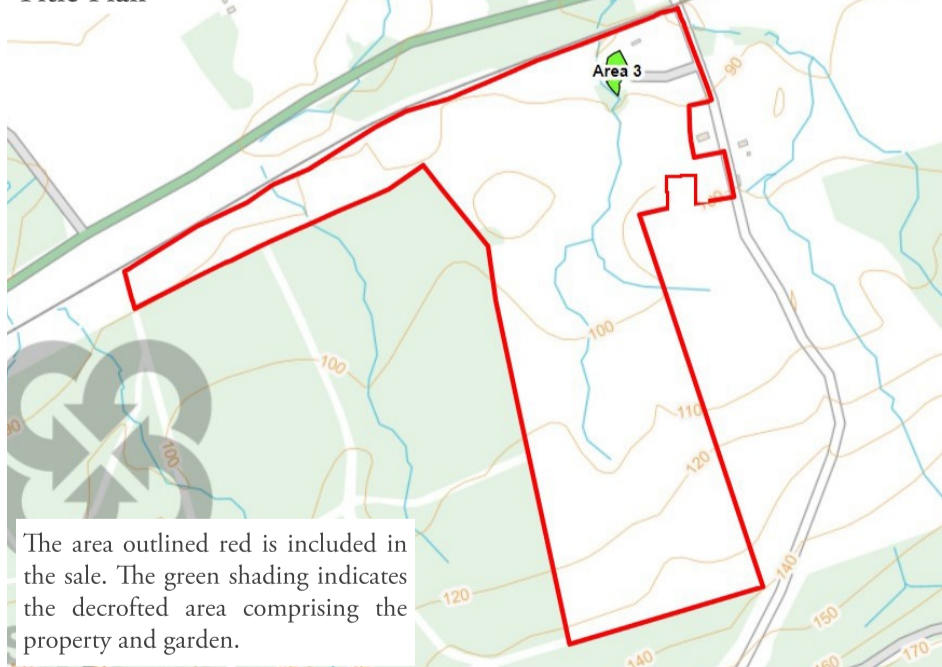
Travel Directions

Follow the Fort William to Spean Bridge A82 road for approx 7 miles. At the crossroads signposted Highbridge and Leanachan, turn right and proceed ahead under the railway bridge, passing the first turning on the right with the gate. Take the next turning on the right which is the private entrance to the property. Ample parking available at the property.

Floor Plan



Title Plan



The area outlined red is included in the sale. The green shading indicates the decrofted area comprising the property and garden.

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 5)'.

