



OAKBANK | SLATACH | GLENFINNAN | PH37 4LT



GUIDE PRICE: £520,000

Peacefully located in the historic village of Glenfinnan, amidst spectacular Highland scenery, Oakbank offers a very unique opportunity to purchase a most impressive detached property, plus separate detached cottage, set in generous private garden grounds, with additional building plot. Within walking distance of beautiful Loch Shiel and the surrounding countryside, the property is in excellent order both internally and externally, and benefits from double glazing and oil fired central heating. This deceptively spacious property offers superb accommodation, conveniently arranged over two levels, and provides a fantastic family home, including an excellent business and lifestyle opportunity to run the cottage as a self-catering prospect in an extremely buoyant market. Boasting mountain vistas, the large lounge with striking fireplace, and separate dining room, are most attractive formal spaces, both enjoying dual-aspect views and featuring hard wood flooring. A well fitted kitchen, utility room, five good sized bedrooms, two of which enjoy en-suite shower rooms, a family bathroom and attic area form the remainder of accommodation. Due to the size and location, the sale would also offer an idyllic holiday retreat for the successful purchaser.

Glenfinnan is situated approximately 16 miles west of Fort William at the head of Loch Shiel. It was at Glenfinnan, that Bonnie Prince Charlie raised the Standard in 1745, and in later years, it is perhaps more famous for its viaduct, and setting of the school, as featured in the Harry Potter movies. The village itself has a church, hotels, restaurant, the Glenfinnan Coffee Company and the National Trust for Scotland Glenfinnan Monument Centre, whilst offering many outdoor activities including walking, climbing and sailing.

- Desirable Detached Property & Charming Detached Cottage
- Planning for a Further Property
- Most Desirable, Idyllic Village Location
- Lounge
- Kitchen & Utility Room
- Dining Room
- 5 Bedrooms (2 En-Suite)
- Family Bathroom
- Oil Fired Central Heating & Double Glazing
- Spacious, Enclosed Garden Grounds
- EPC Rating: D 63



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Accommodation Dimensions

Entrance Vestibule

With entrance door. Window to side. Tiled flooring. Door to hallway.

Hallway

With stairs to upper level. Built-in cupboard. Laminate flooring. Doors to lounge, kitchen, bedrooms and bathroom.

Lounge 5.3m x 4.6m

With window to front and side. Feature electric fireplace with wooden over mantle and granite hearth. Wooden flooring. Doors to dining room.

Dining Room 3.9m x 3.0m

With windows to rear and side. Wooden flooring. Archway to kitchen.

Kitchen 4.1m x 3.4m

With window to rear. Fitted with panelled kitchen units offset with granite effect work surfaces. Bosch hob with extractor fan over. Beko double oven. Stainless steel sink unit. Integral fridge/freezer. Integral dishwasher. Doors to utility room and hallway.

Utility Room

With window to rear and side. Fitted with panelled kitchen units offset with granite effect work surfaces. Plumbing for washing machine. Tiled flooring. Door to rear garden.

Bathroom 3.2m x 2.1m

With frosted window to rear. Fitted with a modern white suit of WC, wash hand basin, roll top bath and wet walled shower cubicle with dual headed mains shower. Tiled shower room.

Bedroom 3.1m x 2.9m

With window to rear. Laminate flooring.

Bedroom 4.1m x 2.8m

Slightly L-shaped with window to rear. Laminate flooring.

Bedroom 4.5m x 2.6m

Slightly, L-shaped with window to front. Fitted wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 1.0m

Fitted with modern white suite of WC, wash basin and tiled shower cubicle with electric shower. Tiled splashback and flooring.

Bedroom 2.7m x 2.2m

With window to front. Recessed wardrobe area.

Upper Level

Landing

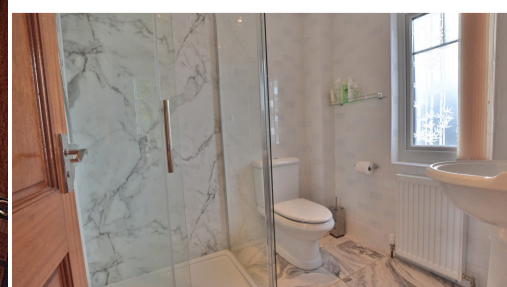
With Velux window to rear. Doors to attic room and bedroom.

Bedroom 7.0m x 1.9m

With Velux window to front. Fitted shelving and hanging rail. Door to en-suite shower room.

En-Suite Shower Room 2.2m x 1.2m

With Velux window to rear. Fitted with modern white suite of WC, wash hand basin and tiled shower cubicle with electric shower. Heated towel rail tiled walling and flooring.



Holiday Cottage

With planning permission for additional family use or holiday letting. The cottage, completed only a couple of years ago, is in excellent order and benefits from an open-plan lounge, kitchen and dining area, double bedroom and modern shower room. This cottage would make a superb holiday rental in the very buoyant market.



Building Plot

Within the large garden grounds is a building plot for a detached property. Planning Permission in Principle was granted on 23rd March 2023 for the erection of a house, reference number: 22/02464/PIP. Full details are available on the Highland Council website.

Garden

A sweeping gravelled driveway leads the property and cottage, providing ample parking. The generous garden grounds, are laid in the main to lawn, offset with mature trees and shrubs, affording privacy. The stunning views can be enjoyed from all areas of the garden. Garden shed.

Travel Directions

Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 16 miles. On entering the village, turn left where signposted Slatlach and continue on this road passing the hotel. Follow the road to the left at the 'Y' junction and the property is straight ahead.



Title Plan

The area outlined red is included in the sale.



Floor Plans



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).

