



BLYTHEDALE HOUSE | SEAFIELD GARDENS | FORT WILLIAM | PH33 6RJ

GUIDE PRICE: £475,000



Occupying a prime elevated position, and commanding spectacular views sweeping over Loch Linnhe to the Ardgorr Hills beyond, the sale of Blythedale House offers a fantastic opportunity to purchase a superior, and substantial detached villa. Situated in the desirable residential area of Seafield Gardens on the edge of Fort William, the property has been upgraded and modernised in recent years, is in excellent order throughout, and well presented. Benefiting from double glazing and LPG fired central heating, Blythedale House boasts generous sized rooms, conveniently arranged over two floors, and features new internal oak doors, engineered oak flooring, contemporary en-suite facilities and appealing décor. The large bright lounge, with dual aspect loch view windows and wood-burning stove is a most attractive feature and is further complemented by a formal dining room, kitchen/diner, utility room, five en-suite double bedrooms, upper sitting room, family shower room and sixth bedroom, providing a wonderful family home. Due to the size, location and layout, the property could also provide an exciting business opportunity as a premium guest house, as was previously used. **Please note, no financial records are available.**

Ideally located just a short walk to the centre of 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 and a range of professional services as well as primary schools, a secondary school, churches, medical centre and a hospital. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Substantial Detached Villa
- Desirable Town Location with Stunning Elevated Loch Views
- In Excellent Order & Well Presented
- Lounge & Formal Dining Room
- Kitchen/Diner & Utility Room
- Upper Sitting Room
- 6 Bedrooms (5 En-Suite) & Family Shower Room
- Double Glazing & LPG Fired Central Heating
- Generous Garden Grounds
- Detached Garage & Ample Private Off-Street Parking
- EPC Rating: E 46

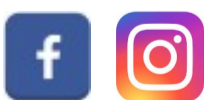
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Accommodation Dimensions

Entrance Vestibule 3.9m x 2.2m

With wooden glazed entrance door. Windows to front and side. Engineered oak flooring. With French doors to the dining room, and door to entrance hallway.

Entrance Hallway 6.9m x 5.2m

L-shaped, with window to front and stairs to upper level. Engineered oak flooring. With doors to lounge, dining room, inner hallway and rear vestibule.

Lounge 5.6m x 4.6m

With picture window to loch views and window to side. Multi-fuel stove, set in brick effect fire surround with slate hearth and wooden overmantle. Engineered oak flooring.

Dining Room 4.8m x 3.9m

With double window to side. Engineered oak flooring. Door to kitchen/diner.

Kitchen/Diner 4.4m x 3.4m

With double window to side. Fitted with oak effect kitchen units, offset with granite effect work surfaces and breakfast bar. Rangemaster stove with gas hob and extractor hood over. Stainless steel splashback. One-and-a-half bowl, graphite coloured sink unit. Plumbing for dishwasher. Door to utility room.

Utility Room 3.4m x 1.9m

With window to side. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Cream coloured one-and-a-half bowl sink unit. Worcester boiler. Door to rear garden.

Inner Hallway 3.8m x 0.9m

With doors to bedroom, shower room and entrance hallway. Two built-in cupboards.

Bedroom Six 3.6m x 2.7m

With double window to rear. Built-in wardrobes, with mirrored sliding doors.

Shower Room 3.6m x 2.7m

L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with mains shower. Wet-walling splashback. Heated towel rail.

Rear Vestibule 2.1m x 1.2m

With window to side. Engineered oak flooring. Door to rear.

Upper Level

Landing 7.2m x 5.3m

T-shaped, with built-in cupboard. Door to sitting room and en-suite bedrooms.

Sitting Room 4.2m x 2.9m

L-shaped, with double window to side.

Bedroom Five 4.9m x 3.8m

L-shaped, with windows to side. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in vanity units, and fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback. Heated towel rail.

Bedroom Four 3.4m x 3.3m

With double window to side. Door to en-suite bathroom.

En-Suite Bathroom 3.5m x 2.2m

With frosted window to side. Fitted with modern white suite of WC and wash hand basin

set in vanity unit, freestanding bath and large fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback. Heated towel rail. Shelved alcove.

Bedroom One 4.0m x 3.5m

L-shaped, with triple window to views. Door to en-suite shower room.

En-Suite Shower Room 3.2m x 1.0m

With frosted window to side. Fitted with modern white suite of WC and wash hand basin set in vanity units, and fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback. Heated towel rail.

Bedroom Two 3.5m x 3.4m

Slightly L-shaped, with double window to view. Sliding door to en-suite shower room.

En-Suite Shower Room 2.9m x 0.9m

Fitted with modern white suite of WC and wash hand basin set in vanity units, and fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback. Heated towel rail.

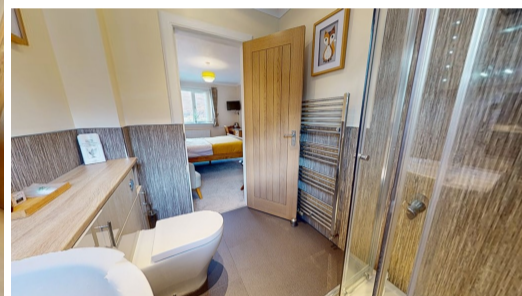
Bedroom Three 4.5m x 3.0m

With double window to views. Door to en-suite shower room.

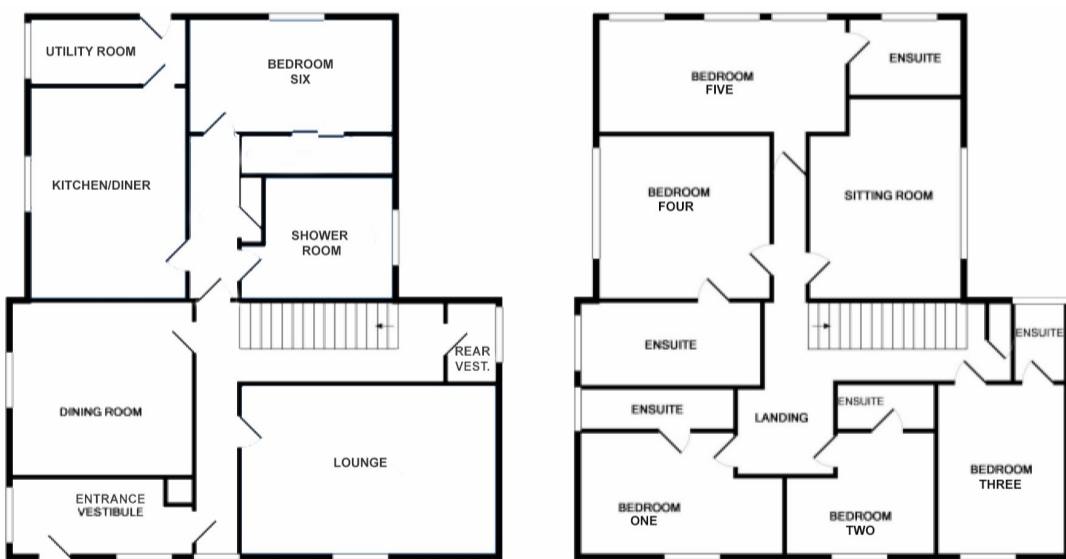
En-Suite Shower Room 2.1m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in vanity unit, and fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback. Heated towel rail.

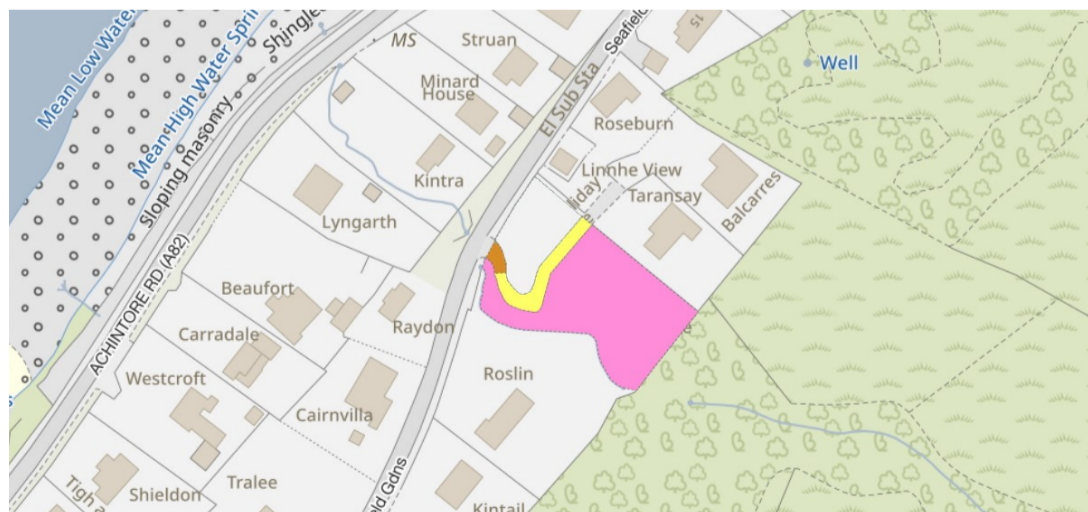




Floor Plan



Title Plan



Garden

Blythedale House is approached by a private tarmac driveway, leading to the garage and providing ample parking to the front and sides. A patio area is also located to the side, leading round to the rear. The rear garden is split-level, laid in the main to lawn, offset with mature trees, shrubs and bushes. An elevated pathway and patio area take in the superb loch views, with a drying green and fenced animal run to the rear. The grounds are essentially a blank canvas ready for the successful purchaser to create a wonderful garden.

Garage 5.2m x 3.2m

Title Plan

The pink, orange and yellow shaded areas indicate the total area included in the sale, however the neighbouring properties do have a right of access over the yellow shaded area.

Travel Directions

From the centre of Fort William, proceed south along Achintore Road on the A82 and turn left into Seafield Gardens. Follow the road ahead, bearing right and continue along the road and start going up the hill. Take the first turning on the left, signposted Blythedale House. Follow the road up and the property is located directly ahead.



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).