



MACGREGOR RANCH | ACHNABOBANE | SPEAN BRIDGE | PH34 4EX



**GUIDE PRICE: £1,100,000** (£250,000 BELOW HOME REPORT VALUATION)

Occupying a superb elevated position, with magnificent views to the Nevis Range of mountains and Ben Nevis, the sale of MacGregor Ranch offers an exciting opportunity to purchase a substantial, and superior, newly complete dwellinghouse, located in an exclusive development at Achnabobane. In immaculate order throughout and beautifully presented, the property has been specifically designed to create fantastic, luxury living space, and boasts numerous features such as a spectacular, bright and airy upper lounge and dining area, with vaulted ceilings and multi-fuel stove, cathedral windows, an impressive dining kitchen with central island, a sitting room with dual aspect windows, bespoke oak staircase, generously sized en-suite bedrooms, a principle bedroom with striking freestanding bath and walk-in wardrobe, and contemporary bathrooms to name but a few. The current owners have lavished time and attention in creating this outstanding property, establishing a layout which provides an incredible family home. Due to the property's flexible accommodation, which offers two independent properties under one roof, the subjects do have the potential to create a luxury self-catering or further dwelling.

Situated in a luxury development at Achnabobane, the property is just 2 miles from Spean Bridge which offers a range of local amenities and Fort William some 8 miles distant. The area provides opportunities for access to an abundance of outdoor activities, with Ben Nevis, Aonach Mor & the Caledonian Canal all in close proximity.

- Superior Detached Dwellinghouse with Separate Dwelling
- Idyllic Private Location with Outstanding Mountain Views
- In Immaculate Order & Beautifully Presented
- Open-Plan Lounge, Dining & Kitchen/Diner Area
- 5 En-Suite Large Double Bedrooms
- 2 Cloakrooms & Utility Room
- Sitting Room
- Separate Dwelling: Lounge, Kitchen/Diner, 2 En-Suite Bedrooms, Cloakroom
- Double Glazing & Oil Fired Central Heating
- Substantial Garden Grounds Around 3 Acres & Hot Tub
- EPC Rating: C 77

**MacPhee & Partners**

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## Accommodation Dimensions

### Entrance Vestibule 2.7m x 2.7m

L-shaped, with two windows to rear. UPVC entrance door. Karndean flooring. Built-in boot room. Glazed door to grand hallway.

### Grand Hallway 7.2m x 5.8m

With French doors to views with side panels. Bespoke oak staircase to upper level. Karndean flooring. Doors to bedrooms, sitting room and utility room.

### Bedroom 5.9m x 3.2m

With two windows to rear and two to side. Door to en-suite shower room.

### En-Suite Shower Room 2.0m x 1.4m

With window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and tiled shower cubicle with dual head shower. Tiled walls and flooring. Under-floor heating. Heated towel rail.

### Principle Bedroom 5.8m x 5.7m

With double aspect, full length, windows to views. Freestanding contemporary bath. Feature wood burning stove with wooden overmantle. Doors to dressing room and en-suite shower room.

### En-Suite Shower Room 2.8m x 1.8m

With window to side. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and tiled shower cubicle with dual head shower. Tiled walls and flooring. Under-floor heating. Heated towel rail.

### Sitting Room 4.8m x 4.3m

With triple aspect windows to views.

### Utility Room 4.1m x 3.0m

With glazed UPVC door to front. Fitted with pale grey coloured kitchen units, offset with marble effect work surfaces. Stainless steel sink unit. Plumbing for washing machine. Karndean flooring. Door to cloakroom.

### Cloakroom 2.0m x 1.1m

Fitted with modern white suite of WC and wash hand basin set on vanity unit. Karndean flooring.

### Bedroom 4.1m x 4.1m

With three windows to rear. Built-in wardrobe. Door to en-suite shower room.

### En-suite Shower Room 2.8m x 1.9m

With window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and tiled shower cubicle with dual head shower. Tiled walls and flooring. Under-floor heating. Heated towel rail.

### Upper Level

#### Landing

With window to rear at half landing. Feature vaulted ceilings. Doors to cloakroom and bedrooms. French door to open-plan lounge and dining room.

### Cloakroom 2.5m x 1.4m

With window to rear. Fitted with white suite of WC and wash hand basin set on vanity unit. Tiled flooring and walling. Under-floor heating. Heated towel rail.

### Bedroom 5.9m x 3.6m

With two windows to rear. Feature vaulted ceiling. Door to en-suite shower room.

### En-Suite Shower Room 2.1m x 1.1m

Fitted with modern white suite of WC, wash hand basin set on vanity unit, and tiled shower cubicle with dual head shower. Tiled walls and flooring. Under-floor heating. Heated towel rail.

### Bedroom 4.1m x 4.1m

With two windows to rear. Feature vaulted ceiling. Built-in wardrobe. Door to en-suite bathroom.

### En-Suite Bathroom 2.8m x 1.9m

With window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and bath with dual head shower over. Tiled walls and flooring. Under-floor heating. Heated towel rail.

### Open-Plan Lounge and Dining Room 10.0m x 7.2m

L-shaped, with feature vaulted ceilings and cathedral windows to views. Two windows to side. French door to raised decking area. Feature woodburning stove. Karndean flooring. Open to kitchen/diner.

### Kitchen/Diner 7.4m x 5.7m

With feature vaulted ceilings and cathedral window to views. Fitted with modern, pale grey coloured kitchen units, offset with quartz worksurfaces and central island. Two AEG ovens. AEG induction hob set on island. Stainless steel sink unit with Quooker tap. Integral dishwasher and refuse storage. Karndean flooring. Door connecting main property with separate dwelling.

## Separate Dwelling

### Entrance Hallway

UPVC entrance door to side with glazed panel. Stairs to upper level. Under stair cupboard. Doors to bedrooms. Karndean flooring.

### Bedroom 4.0m x 3.0m

With two windows to rear. Built-in wardrobe with sliding doors. Karndean flooring. Door to en-suite shower room.

### En-Suite Shower Room 2.3m x 1.8m

With window to rear. Fitted with modern white suite of WC, wash hand basin, and wet walled shower cubicle with dual headed shower. Tiled flooring with under-floor heating. Heated tower rail.

### Bedroom 6.0m x 4.4m

L-shaped, with four windows to view and window to side. Built-in wardrobe with sliding doors. Door to en-suite shower room.

### En-Suite Shower Room 2.3m x 1.8m

With window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and wet walled shower cubicle with dual headed shower. Tiled flooring with under-floor heating. Heated tower rail.

### Upper Level

#### Landing

With doors to kitchen/diner, cloakroom and lounge. Karndean flooring.

### Kitchen/Diner 5.1m x 3.8m

With two windows to rear. Fitted with modern grey coloured kitchen units, offset with marble effect work surfaces. Lamona oven. Lamona hob with chimney hood over. Stainless steel sink unit. Karndean flooring.

### Cloakroom 2.0m x 1.5m

Fitted with modern white suite of WC and wash hand basin set on vanity unit.

### Lounge 5.9m x 5.1m

With feature vaulted ceilings and cathedral window to views. Karndean flooring.





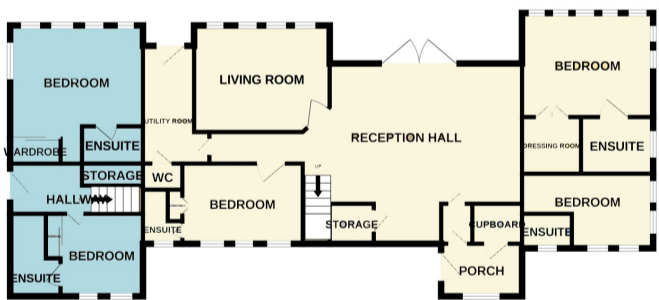
**SELF-CONTAINED DWELLING**



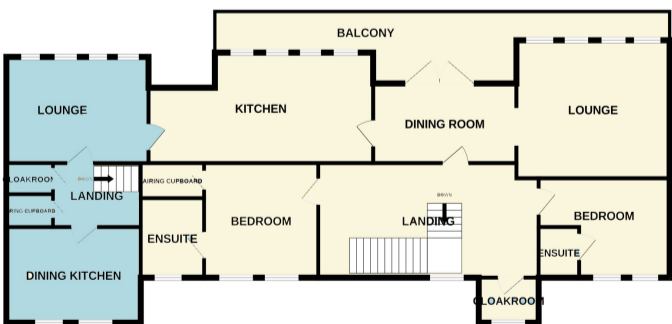
**Floor Plan**

The area shaded yellow is the main property. The area shaded blue is the separate property. Both can be linked to create one property.

**GROUND FLOOR**



**UPPER FLOOR**

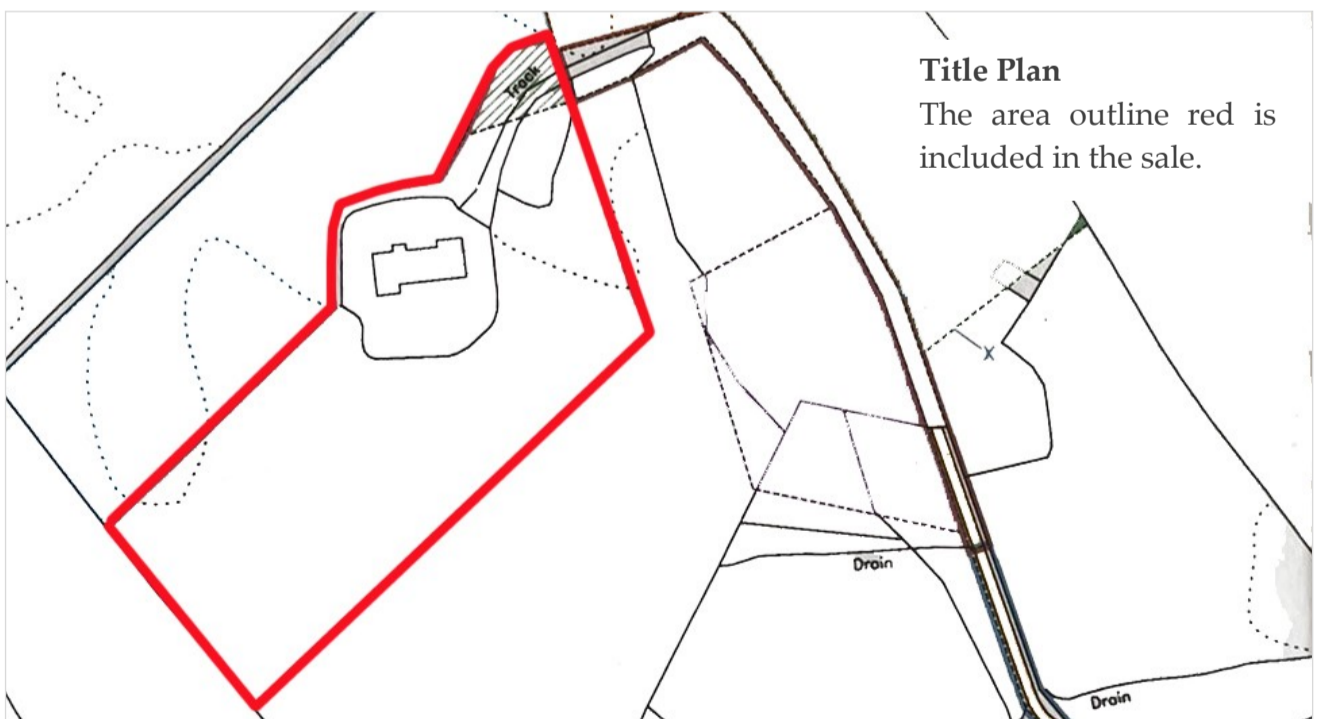


**Garden**

MacGregor Ranch enjoys grounds extending to around 3 acres and is approached by a sweeping gravelled driveway, leading to the entrance and providing ample parking. The grounds have been laid in the main to lawn and feature a natural pond. The current owners have installed a superb upper decking area, which runs the length of the property and perfectly captures the amazing views. A hot tub, which is included in the sale, features on the front deck and also takes advantage of the most incredible views.

**Travel Directions**

Travel North on the A82 from Fort William towards Spean Bridge for around 7 miles, turning left where signposted Achnabobane. Follow the road ahead, turn left and then immediately right, passing Achnabobane Farmhouse on the left. Proceed ahead and just before the top of the hill, take the turning on the left.



**Title Plan**

The area outline red is included in the sale.



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