



AN FALACH | TORLUNDY | FORT WILLIAM | PH33 6SW

**GUIDE PRICE: £425,000**

Peacefully situated in the sought-after area of Torlundy, the sale of An Falach offers a desirable detached dwellinghouse, set in landscaped garden grounds, complete with detached garage, ample private parking and outstanding views to Ben Nevis. Completed in recent years, this impressive home is in excellent order, beautifully presented and benefits from double glazing and wirelessly controlled air source heating. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property boasts internal oak doors, a bright open-plan lounge, kitchen and dining area with quality fitted kitchen and integral appliances, a useful separate utility room, four double bedrooms (principle with en-suite bathroom) and a shower room. Due to the size and location, An Falach would be ideally suited as a fantastic family home as currently used, as an idyllic holiday retreat or as an investment opportunity in a very buoyant holiday or longer term rental market.

The property enjoys the feeling of a rural location yet is situated just 2 miles from Fort William. This unique and idyllic location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of the amenities and numerous leisure and pleasure activities which the area has to offer. With Fort William being the 'Outdoor Capital of the UK', the area benefits from year round visitors enjoying excellent outdoor pursuits including walking, mountain biking, mountaineering, skiing, sailing, fishing, golf and sight-seeing. Several primary schools and Lochaber High School are also in close proximity.

- Stunning Detached Property
- Desirable Prime Location with views to Ben Nevis
- In Immaculate Order & Beautifully Presented
- Open-Plan Lounge, Kitchen & Dining Area
- Utility Room
- 4 Double Bedrooms (2 En-Suite)
- Shower Room
- Double Glazing & Air Source Heating
- Garden with Hot Tub
- Detached Garage with Carport
- EPC Rating: B 85

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## Accommodation Dimensions

### Entrance Hallway

UPVC entrance door with glazed panel. Oak staircase to upper level. Under stair cupboard and built-in cupboard. Luxury vinyl plank flooring. Doors to utility room, open-plan lounge, kitchen and dining area, shower room and bedrooms.

### Utility 3.0m x 1.9m

With window to rear. Fitted with modern gloss, grey-coloured kitchen units, offset with wood effect worksurfaces. Stainless steel sink unit. Wet wall splashback. Luxury vinyl plank flooring. Plumbing for washing machine.

### Open-Plan Lounge, Kitchen & Dining Area 7.8m x 4.9m

L-shaped, with patio doors to front, full length window to side and window to rear. Feature electric fire with wooden mantle. Fitted with modern gloss, grey-coloured kitchen units, offset with wood effect worksurfaces. Lamona hob with extractor hood over. Lamona oven. Stainless steel sink unit with Quooker tap. Integral Lamona dishwasher and fridge/freezer. Luxury vinyl plank flooring.

### Shower Room 2.9m x 1.6m

With frosted window to front. Fitted with modern white Roca suite of WC, wash hand basin set on vanity unit, and walk-in shower cubicle with dual headed, mains shower. Heated towel rail. Fully tiled walls and flooring.

### Bedroom 4.2m x 2.8m

With window to front. Built-in wardrobe with sliding doors.

### Bedroom 4.1m x 2.9m

With window to rear. Built-in wardrobe with sliding doors. Currently used as a study.

### Upper Level

### Landing

With hatch to loft. Built-in linen cupboard. Doors to bedrooms.

### Bedroom 4.8m x 3.0m

With two Velux windows to front. Built-in wardrobe with sliding doors. Door to en-suite shower room.

### En-Suite Shower Room 2.3m x 2.0m

With Velux window to front. Fitted with modern white suite of WC, wash hand basin and shower cubicle.

### Principle Bedroom 4.8m x 4.0m

With two Velux windows to front. Built-in fitted wardrobe with LED lighting and sliding doors. Door to en-suite bathroom.

### En-Suite Bathroom 2.8m x 2.5m

With Velux window to rear. Fitted with modern white Roca suite of WC, wash hand basin set on vanity unit, walk-in shower cubicle with dual headed shower and free-standing bath. Fully tiled walls and flooring. Heated towel rail.

### Garden

A tarmac drive gives access to the property, leading to the garage and carport, whilst providing ample parking. The front garden enjoys stunning views to Ben Nevis and the surrounding countryside, and boasts a flagstone patio area, decorative gravelled pathway, lawn and hot tub. The rear garden is laid in the main to gravel, for ease of maintenance, with a large decking area. Garden shed.

### Detached Garage

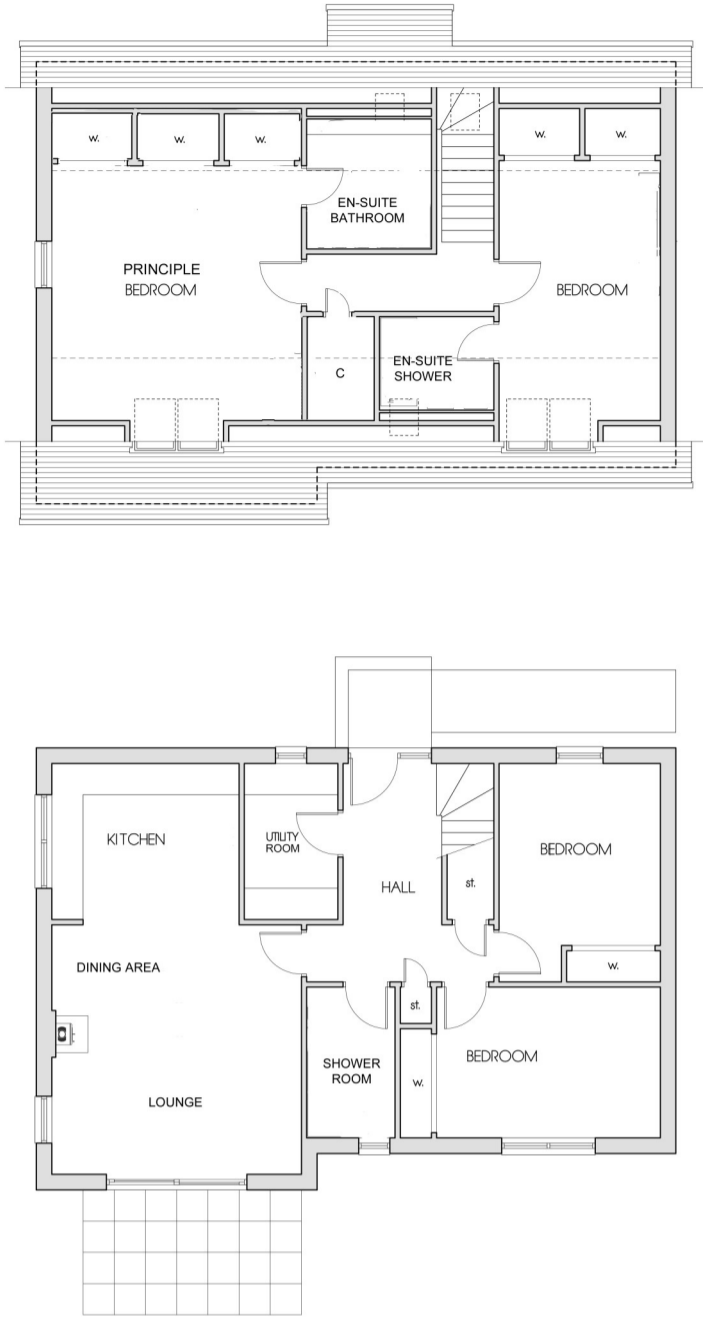
With electric roller door. Entrance door to side. Light and power.

### Travel Direction

Travelling north on the A82 Fort William to Inverness road, take the turning left signposted Tomacharich and Camisky, around two miles from the Shell fuel station. An Falach is the seventh property on the right hand side.



Floor Plan



Title Plan



The area outline red is included in the sale. The area coloured blue indicates the shared access.



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