



10 BURNSIDE | SPEAN BRIDGE | PH34 4EE



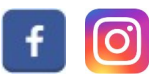
PRICE GUIDE: £398,000

10 Burnside forms an extremely desirable and impressive detached, single story, property, located in the exclusive, private development of Burnside in Spean Bridge, set in large garden grounds with detached garage and summer house. In immaculate order throughout, this superior property is delightfully presented and offers spacious accommodation on one level. The property boasts many features including a vaulted ceiling with cathedral style window and wood burning stove in the lounge, modern gloss kitchen units with granite work surfaces and high-end appliances, modern bathrooms, engineered oak flooring, oak internal joinery, and zone controlled under floor air source heating to name but a few. The sale of 10 Burnside offers a superb family home, idyllic holiday retreat or an exciting opportunity as a rental property in an extremely buoyant holiday letting market.

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, 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. 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 45 minute drive north.

- Immaculate Detached Property
- Desirable Village Location of Spean Bridge
- In Excellent Order & Very Well Presented
- Lounge with Feature Stove & Vaulted Ceiling
- Dining Kitchen
- 3 Double Bedrooms (Principal with Modern En-Suite Shower Room)
- Family Bathroom
- Air Source Heating & Double Glazing
- Garden with Summer House
- Detached Garage & Private Parking
- EPC Rating: C 74

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Accommodation

Entrance Vestibule 1.4m x 1.3m

With solid timber entrance doors with glazed side panel. Oak flooring. Glazed door with glazed side panel to hallway.

Hallway

With glazed French doors to lounge and doors to dining kitchen, storage room, bathroom and bedrooms. Oak flooring. Built-in cupboard.

Lounge 5.3m x 4.8m

With feature vaulted ceiling with cathedral windows to front and windows to sides. Contura wood burning stove set on Caithness stone hearth. Oak flooring. Patio doors to side. Glazed French doors to dining kitchen.

Dining Kitchen 6.8m x 3.3m

With window to side. Fitted with modern grey colour kitchen units, offset with granite worksurfaces and upstands. AEG induction hob with AEG extractor hood over. Bosch oven. Bosch combination microwave. Integral Bosch washing machine and dishwasher. Integral fridge/freezer. Wine fridge. Stainless steel sink unit. Tiled flooring. Door to hallway.

Storage Room 2.5m x 1.3m

With hatch to loft. Boiler. Fitted shelving.

Bathroom 2.6m x 2.1m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and bath with dual headed, mains shower over. Wet wall splashback. Heated towel rail. Tiled flooring.

Bedroom 3.6m x 3.5m

With window to rear. Built-in double wardrobe. Oak flooring.

Bedroom 4.1m x 3.3m

With window to side. Built-in double wardrobe. Oak flooring.

Principal Bedroom 4.0m x 3.9m

With window to front. Walk-in wardrobe. Oak flooring. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 1.6m

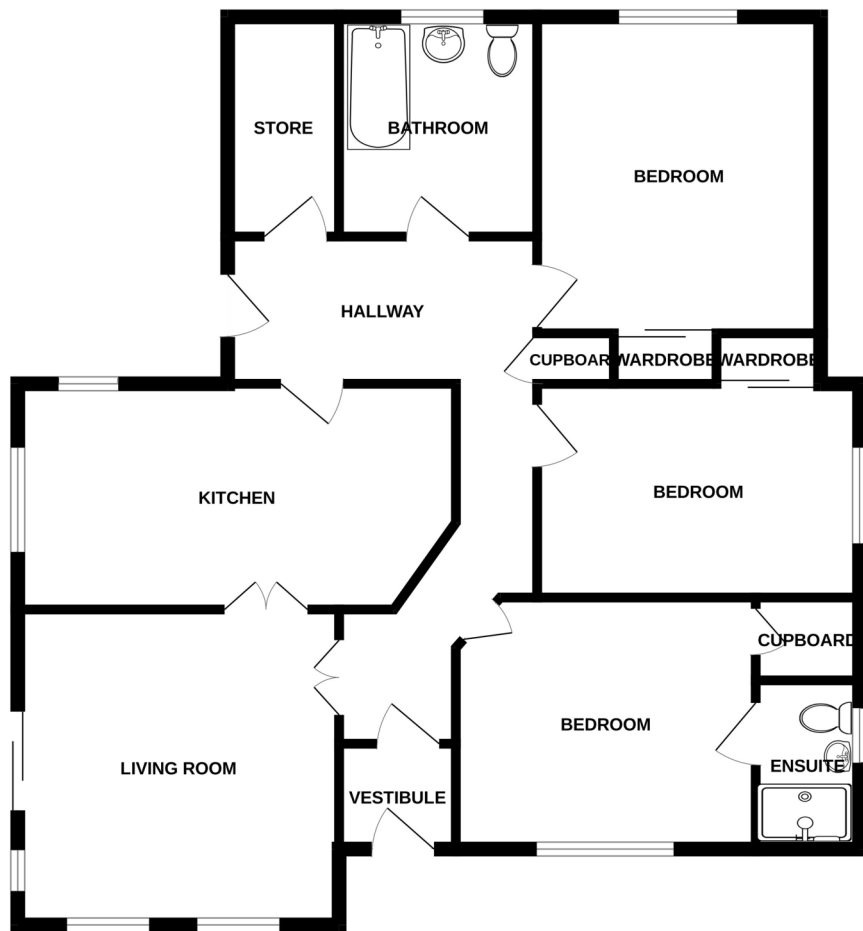
With frosted window to side. Fitted with modern white coloured suite of WC and wash hand basin set on vanity unit and wet walled shower cubicle with dual headed, mains shower. Wet wall splashback. Heated towel rail. Tiled flooring.





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Garden

The property occupies a large plot with a gravelled driveway, leading to the garage and providing ample parking. The front, side and rear garden is laid in the main to lawn with a slabbed pathway. The rear garden also hosts a charming summer house - 3.0m x 2.4m with light and power.

Garage 6.7m x 3.6m

Detached garage, with electric remote control roller door. Entrance door and window to side. Light and power.


Travel Directions

Travelling from Fort William to Spean Bridge on the A82, proceed over the bridge and turn right onto the Roy Bridge road, A86. The entrance to the development is on the left hand side around half a mile from the bridge. 10 Burnside is the first property on the right hand side.

Title Plan

The area outlined red is included in the sale.





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).