



SEALLADH NA COILLE | ACHNABOBANE | SPEAN BRIDGE | PH34 4EX

GUIDE PRICE: £525,000

Occupying a superb, elevated position, with magnificent, panoramic views over the surrounding countryside, towards the Grey Corries and Nevis Range of mountains, the sale of Sealladh Na Coille, forms a striking and substantial, detached villa, with detached double garage, set in generous, mature, landscaped garden grounds. In immaculate order, the property has been designed to create fantastic living space, and boasts spacious, bright public rooms, comprising the large lounge with multi-fuel stove, formal dining room, and breakfasting kitchen, all featuring dual-aspect views, plus French doors to the expansive patio area. A beautiful principal suite, with sizeable bedroom, dressing room and en-suite shower room, is a most desirable aspect, whilst a newly fitted family bathroom, showcasing an impressive free standing bath and modern fittings, is a most desirable feature. The property has been freshly decorated and benefits from double glazing and oil fired, underfloor, heating throughout. Ideally suited as a fantastic family home as currently used, Sealladh Na Coille would also provide an idyllic home holiday or an investment opportunity for a very buoyant holiday letting market.

Situated in the desirable residential township of Achtnabobane, the property is just 2 miles from Spean Bridge a charming village with thriving community, offering a wide range of amenities including a recently refurbished local Spar shop with Post Office, pharmacy, 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 30 minute drive north.

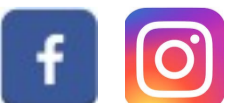
- Substantial, Detached Villa set in Generous Grounds
- Superb Elevated Position with Outstanding Mountain & Countryside Views
- In Excellent Order
- Lounge with Impressive Multi-Fuel Stove & French Doors
- Spacious, Dual-Aspect, Breakfasting Kitchen with Walk-In Larder & Utility
- Dining Room with French Doors
- Principal Suite with Dual-Aspect Bedroom, Dressing Room & Shower Room
- 4 Further Double Bedrooms (One with En-Suite Shower Room)
- Contemporary Family Bathroom & Shower Wet Room
- Double Glazing
- Oil Fired Underfloor Heating Throughout
- Landscaped Garden Grounds with Summer House & Greenhouse
- Detached Double Garage with Two Levels
- EPC Rating: C 72

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Accommodation Dimensions

Entrance Hallway 7.0m x 3.9m

Half glazed, wooden, entrance door, with half glazed side panel. With window to front and stairs to upper level. Two built-in understair, cupboard. Wooden flooring. French doors to lounge and dining room, doors to breakfasting kitchen, bedroom and rear vestibule.

Lounge 7.0m x 4.8m

With triple window to views, double window to side and two sets of French doors to side patio. Feature, multi-fuel, stove set on slate hearth. Wooden flooring.

Dining Room 4.8m x 3.6m

L-shaped, with windows to front and rear, and French doors to side patio. Wooden flooring.

Breakfasting Kitchen 7.4m x 4.9m

T-shaped, with double windows to either side, and window to rear. French doors to side patio. Fitted with quality, cream coloured, shaker-style, kitchen units, offset with granite work surfaces and upstand. Integral double ovens. Electric hob, with stainless steel extractor chimney over. One-and-a-half bowl, stainless steel, sink unit. Integral dishwasher. Laminate tiled flooring. Doors to walk-in larder and utility.

Walk-In Larder 1.7m x 1.7m

With fitted units and shelving. Tiled flooring.

Utility 2.8m x 1.6m

With glazed, wooden door to rear patio. Fitted with cream coloured kitchen units, offset with cream coloured work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Tiled laminate flooring.

Bedroom (currently used as a study/gym) 4.8m x 3.3m

With double windows to front and rear. Wooden flooring.

Rear Vestibule 2.9m x 1.3m

With glazed, wooden door to rear patio. Tiled flooring.

Door to wet room.

Wet Room 2.4m x 1.8m

With frosted window to rear. Built-in cupboard. Fitted with white coloured suite of WC and wash hand basin. Fully wet-walled shower area, with mains shower. Wet-walling splashback. Tiled flooring.

Upper Level

Hallway 7.0m x 5.7m

With two Velux windows to front and one Velux window to side. Two built-in cupboards, one housing heating system.

Bedroom 4.8m x 4.3m

L-shaped, with double windows to each side and Velux window to side. Door to en-suite shower room.

En-suite Shower Room 3.1m x 1.2m

With frosted window to side. Fitted with white suite of WC set in vanity unit, wash hand basin, and fully wet-walled shower cubicle, with mains shower. Wet-walling splashback. Tiled flooring.

Bathroom 3.1m x 2.3m

With Velux window to side. Recently upgraded with contemporary white suite of WC and wash hand basin set in vanity units, large shower cubicle with mains shower and drench head over, and striking free standing bath on raised plinth, with shower attachment over. Heated towel rail. Fully tiled walling and flooring.

Bedroom 4.9m x 4.5m

L-shaped, with double window to side, and Velux windows to front and rear. Hatch to loft.

Principal Suite:

Bedroom 7.0m x 4.8m

L-shaped, with double windows to front views and side. Door

to dressing room.

Dressing Room 3.1m x 2.1m

With Velux window to side. Fitted wardrobes and dressing table. Door to shower room.

Shower Room 3.1m x 2.1m

L-shaped, with Velux window to side. Fitted with white suite of WC and twin sinks, set in vanity units, and large, fully wet-walled shower cubicle, with mains shower. Wet-walling splashback. Tiled flooring.

Bedroom 4.8m x 3.3m

With double window to side, and two Velux windows to front.

Garage 6.1m x 5.9m

With two roller doors, and rear access door. Light and power. Stairs to upper level area (5.6m x 3.9m).

Garden Grounds

Sealladh Na Coille is approached by a gravelled driveway, providing ample parking and turning area, in considerable garden grounds of around an acre. The varied areas include lawns, a pathway leading round to a paved patio area, running the length of the property, a natural woodland area, numerous raised fruit and vegetable plots and an elevated decked patio, ideal for entertaining. Well-stocked with mature trees, shrubs, bushes and planting, the wooden summer house with decked patio is a most charming addition to the garden. The detached double garage with roller doors, light and power, also has a floored upper level, whilst a green house, potting shed and garden shed provide excellent storage space.

Travel Directions

Travelling from Fort William on the A82 road towards Inverness, proceed for around 8 miles, turning left at the signpost for Achnabobane Guest House. Follow the road ahead, turn left and then take the second road on the right. Follow this road up, bearing left and Sealladh Na Coille is the top property.

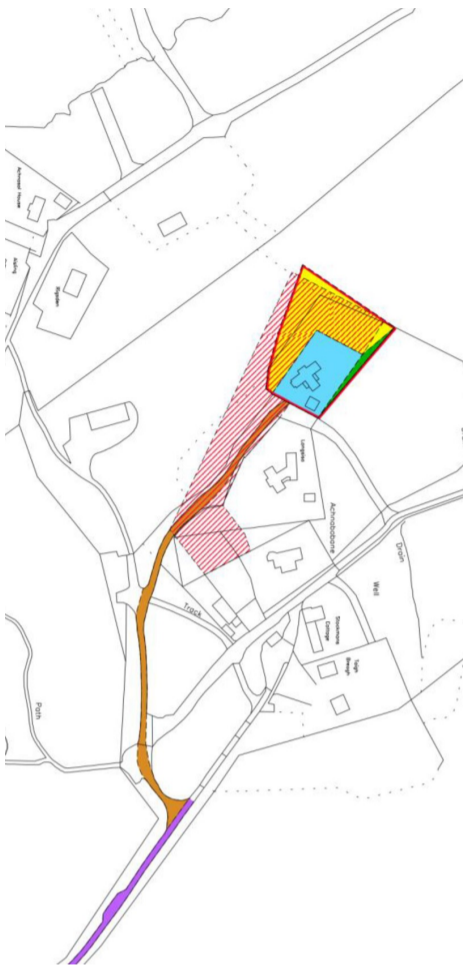


The Principal Suite

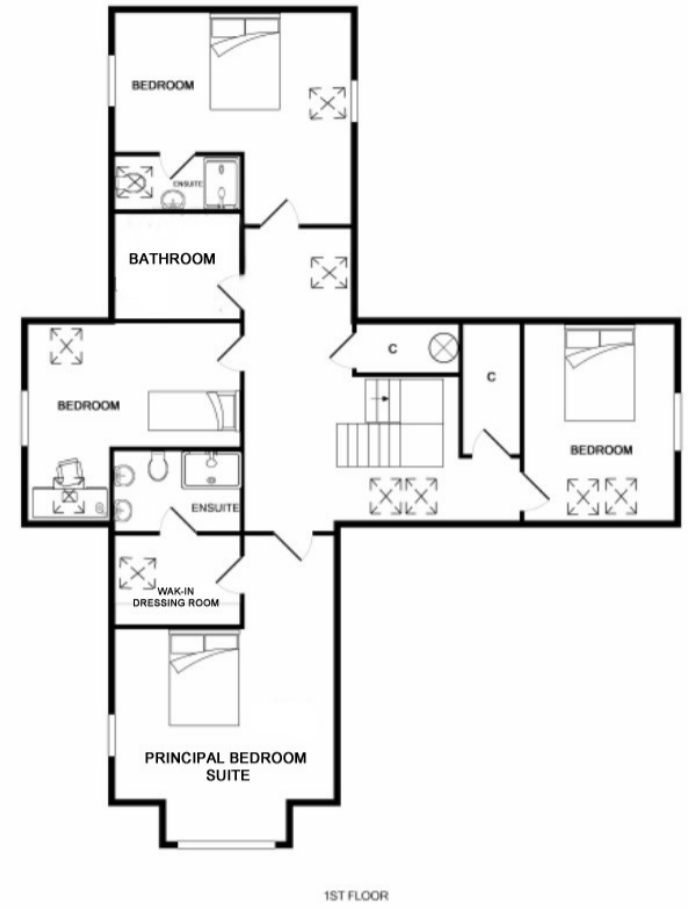
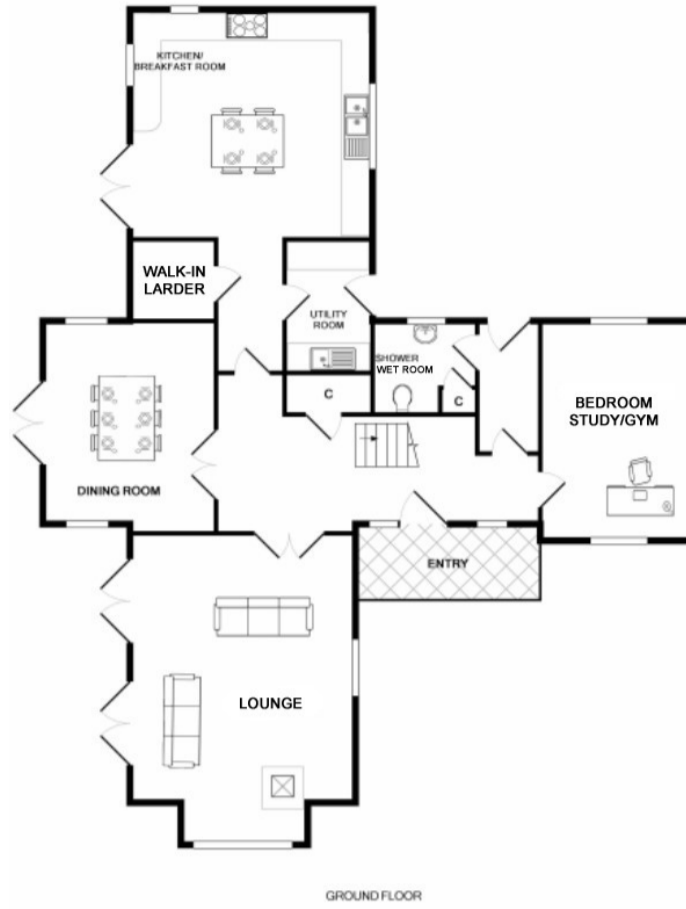


Title Plan

Area outlined red, which comprises the yellow, blue and green shaded areas, is included in the sale. The red hatching indicates the area where no further development is permitted. The brown and mauve tinted roads, indicate the shared access to and from the property.



Floor Plan



SEALLADH NA COLLE, ACHNABOBANE
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. The 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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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).

