



COIRE AN EOIN | SPEAN BRIDGE | PH34 4EU

GUIDE PRICE: £420,000

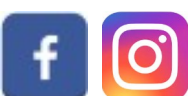
Occupying a superb elevated position, with spectacular panoramic views to The Grey Corrie and Nevis mountain ranges, the sale of Coire an Eoin offers an exciting opportunity to purchase a superior detached bungalow, quietly situated in mature landscaped garden grounds of around an acre, on the edge of the charming village of Spean Bridge. In excellent order throughout, both externally and internally, the property is beautifully presented, and benefits from double glazing and oil fired central heating. Providing deceptively spacious accommodation, conveniently arranged over one level, the large lounge with wood burning stove, triple aspect windows and striking octagonal sun room is a most attractive feature and capitalises on the breath-taking views. The remainder of the property comprises a bright dining hallway, quality fitted kitchen, principal bedroom with bay window and en-suite shower room, two further double bedrooms, one with access to the Jack-&-Jill bathroom, a utility room and cloakroom. Due to the size and location, the property would be ideally suited as a fantastic family home, a superb holiday retreat or as an exciting investment opportunity for the buoyant holiday rental 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.

- Superior Detached Bungalow
- Desirable Elevated Position with Stunning Panoramic Mountain Views
- Lounge with Sun Room/Study
- Kitchen & Dining Hallway
- Utility Room & Cloakroom
- 3 Double Bedrooms (Principal with En-Suite & 1 with Jack-&-Jill Bathroom)
- Double Glazing & Oil Fired Central Heating
- Small Detached Garage & Timber Workshop
- Beautifully Landscaped 1 Acre Garden Grounds with Pond
- EPC Rating: D 59

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Accommodation

Entrance Vestibule 1.7m x 1.0m

With double wooden storm doors. Door to dining hallway.

Dining Hallway 7.9m x 7.1m

L-shaped, with windows to side and rear. With partial laminate flooring. Frosted glazed door to rear garden. Doors to lounge, kitchen, bedrooms, Jack & Jill bathroom, and utility room.

Lounge 5.1m x 4.9m

With windows to front, side and rear. Wood burning stove set on granite hearth with marble tiled surround and wooden overmantle. Open to sun room/study.

Sun Room/Study 3.1m x 3.1m

Octagonal space with windows to front, side and rear.

Kitchen 3.6m x 3.5m

With glazed French doors. Two windows to views. Fitted with quality, professionally painted, wooden kitchen units, offset with wood effect work surfaces. Integral Siemens double oven. Electric hob with extractor chimney over. Integral dishwasher. Stainless steel one-and-a-half bowl sink unit. Tiled splashback.

Jack-&-Jill Bathroom 2.9m x 1.6m

With frosted window to side. Fitted with quality white suite of WC, wash hand basin and bath with mains shower over. Wet-wall splashback and half tiled walling. Heated towel rail.

Bedroom 3.4m x 2.9m

With double window to side. Two built-in wardrobes.

Bedroom 3.8m x 2.9m

L-shaped, with double window to side.

Principal Bedroom 4.6m x 3.6m

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

En-Suite Shower Room 2.5m x 2.5m

L-shaped, with frosted window to side. Fitted with quality white suite of WC, wash hand basin and large, fully wet-walled shower cubicle, with mains shower and drench head. Half tiled walling. Heated towel rail.

Utility Room 2.6m x 1.6m

With window to rear. Fitted with grey coloured kitchen units, offset with grey coloured work surface and upstand. Stainless steel sink unit. Plumbing for washing

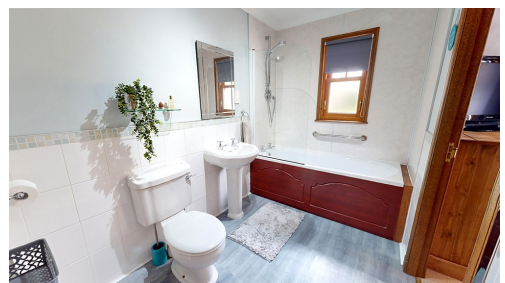
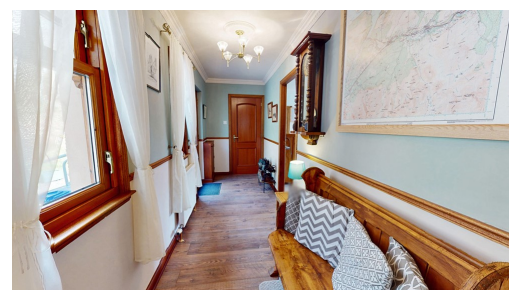
machine. Built-in cupboard. Laminate flooring. Door to cloakroom.

Cloakroom 2.0m x 1.0m

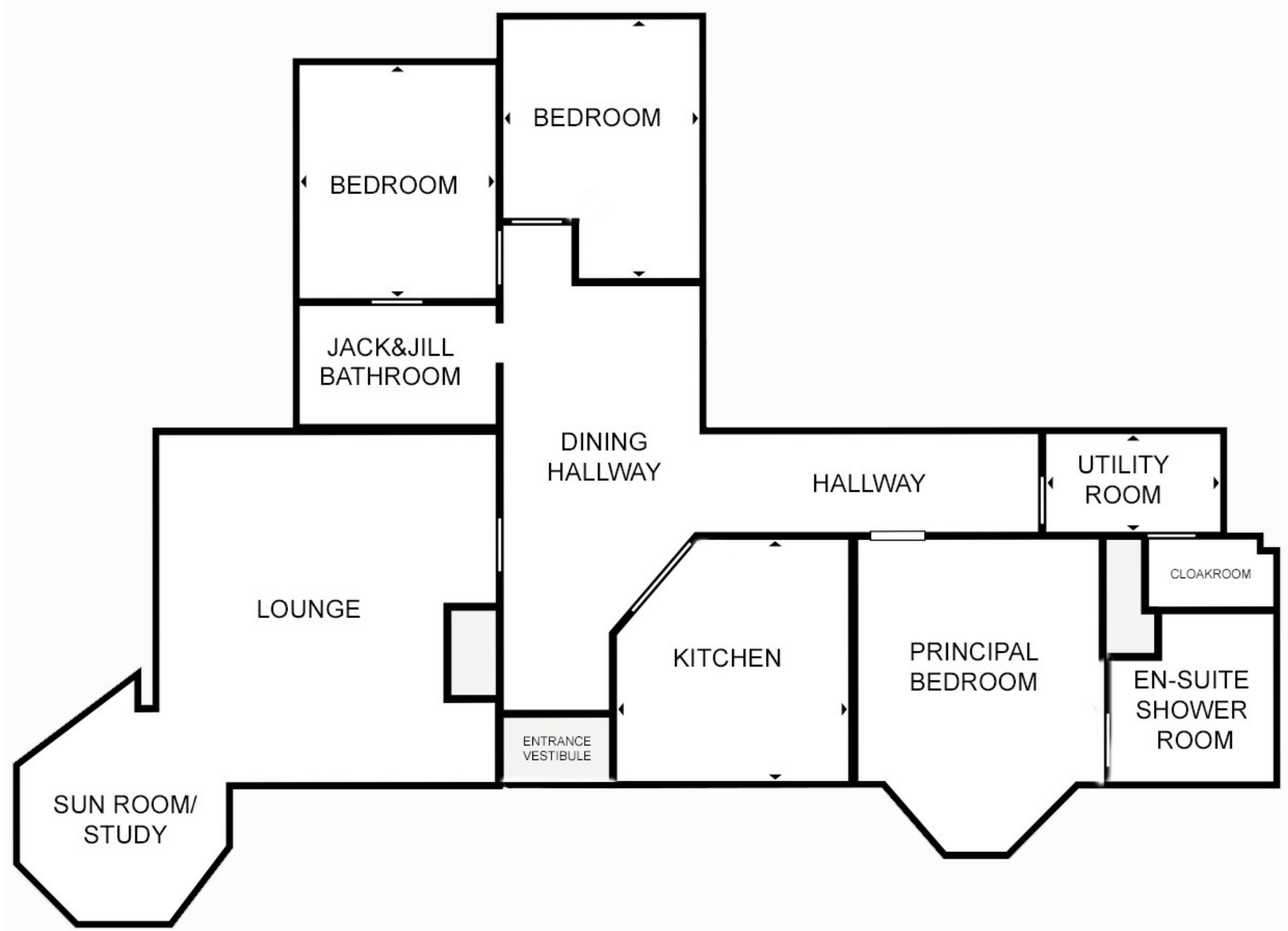
Fitted with white suite of WC and wash hand basin. Wet-walling splashback.

Garden

This elevated property is further enhanced by the beautifully kept, landscaped garden grounds, which extend to around an acre. Approached by a private gravelled driveway providing ample parking, and leading around the property to a small detached garage at the rear, the immediate grounds are laid to gravel for ease of maintenance. An expanse of lawn is located to the far side, bound by mature trees and featuring a timber workshop, whilst a rolling lawn leads down to the front towards the impressive pond. Mature trees, shrubs, bushes and seasonal planting all feature with planted rockeries, creating an interesting external space. A covered semi-open lean-to has been created to the rear of the property offering an ideal drying space for logs. A sloping lawned area to the very rear of the grounds includes native trees and further mature planting, with steps.



Floor Plan



Title Plan

The area outlined red is include in the sale. The orange shaded area indicates the shared access road.

Travel Directions

Travelling on the A82 Fort William to Inverness road, at Spean Bridge take the A86 road to the right, signposted Newtonmore. Continue along this road for around half a mile, passing the Primary School on the left. Take the first turning on the left where sign posted The Braes Guest House, and follow the road ahead, taking the first again on the left and continue along to reach Coire an Eoin.



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).