



## HOLLY HOUSE | GAIRLOCHY | BY FORT WILLIAM | PH34 4EQ

OFFERS OVER: £580,000



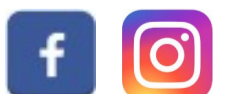
Peacefully situated on the shores of Loch Lochy and commanding spectacular, panoramic views over the Caledonian Canal towards Ben Nevis, Aonach Mor and the Grey Corries, the sale of Holly House offers an exciting opportunity to purchase a superior, modern detached villa, located in an exclusive private development at Gairloch, near Spean Bridge. Set in generous garden grounds of around a third of an acre with ample parking, this striking setting is further complemented by the property itself which has been designed to take full advantage of its elevated position. Finished to a very high specification, Holly House boasts many premium features including spacious, bright and airy public rooms, picture windows, a striking wood-burning stove, a quality fitted kitchen with integral appliances, an impressive entrance hallway, with bespoke oak and glass staircase leading up to a fabulous reading area, contemporary bathroom and shower rooms, a sauna room, large principal bedrooms with en-suite shower room and large balcony, not to mention double glazing and an air-source central heating system, with underfloor heating to the ground level. The property's layout provides the flexible accommodation and offers a wonderful family home, however it would also be suited as an idyllic holiday home or an opportunity to continue a premium self-catering business already in place. *Please note that the contents of the letting fixtures and fittings, plus the sauna and hot tub, are available at separate negotiation.*

Enjoying arguably one of the most beautiful locations in Lochaber, the property is located in the small hamlet of Gairloch, with its historic swing bridge spanning the Caledonian Canal as it enters Loch Lochy. Gairloch enjoys a spectacular waterside location. The canal itself, with its towpath running all the way to Fort William, provides many leisure opportunities. Further amenities are available in the nearby village of Spean Bridge and the tow of Fort William.



Superior Modern Detached Villa with Stunning Views  
 Exclusive Private Development in Rural Location  
 Business/Lifestyle Opportunity  
 In Immaculate Order & Beautifully Presented  
 Lounge & Dining Room with Wood-Burning Stove & Patio Doors  
 Quality Breakfasting Kitchen & Separate Utility Room  
 5 Double Bedrooms (2 En-Suites & 1 Jack-&Jill Shower Room)  
 Family Bathroom, Cloakroom & Sauna Room/6th Bedroom  
 Spacious Reading Landing  
 Double Glazing  
 Air Source Central Heating (Underfloor to the Ground Level)  
 Generous Garden Grounds of around 0.3 Acres  
 Garden Shed  
 EPC Rating: C 75

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## Accommodation Dimensions

### Entrance Vestibule 2.1m x 1.9m

UPVC glazed front door with glazed side panel. Built-in cupboards with sliding doors. Oak flooring. Door to entrance hallway.

### Entrance Hallway 5.2m x 3.8m

L-shaped, with striking staircase to upper level. Oak flooring. Built-in understair cupboard. Doors to lounge & dining room, breakfasting kitchen, Jack-and-Jill shower room, bedroom and sauna room.

### Lounge & Dining Room 10.3m x 6.0m

L-shaped, with bay window to front views, triple window to rear and patio doors to side garden. Striking wood-burning stove set on slate hearth with stone and oak feature fireplace. Oak flooring. Glazed oak French doors to breakfasting kitchen.

### Breakfasting Kitchen 4.6m x 3.6m

With triple window to rear. Fitted with quality white kitchen units, offset with granite effect work surfaces and splashback. Electric Belling range cooker. Integral fridge, freezer and dishwasher. Oak flooring. Doors to utility room and entrance hallway.

### Utility Room 2.8m x 2.3m

With glazed UPVC door to rear garden. Granite effect work surface. Plumbing for washing machine and space for tumble dryer. Built-in cupboard. Oak flooring. Door to cloakroom.

### Cloakroom 2.2m x 1.2m

With window to rear. Fitted with contemporary white suite of WC and wash and basin. Heated towel rail. Oak flooring.

### Jack & Jill Shower Room 2.6m x 2.0m

With frosted window to front. Fitted with contemporary white suite of WC, wash hand basin set in gloss white vanity unit, and fully tiled shower cubicle, with mains shower. Tiled splashback. Heated towel rail. Oak flooring. Door to bedroom.

### Bedroom 3.6m x 3.5m

With triple window to front views. Built-in wardrobe with mirrored sliding doors. Door to Jack & Jill shower room.

### Sauna Room/6th Bedroom 3.3m x 2.5m

L-shaped, with door to storage cleaning storage cupboard. (Please note this room was originally a 6th bedroom and had a false wall erected to make the sauna room and storage cupboard.

### Upper Level

#### Landing/Reading Area 5.0m x 5.0m

With triple dormer window to mountain views. Hatch to loft. Two built-in cupboards. Doors to bedrooms and family bathroom.

#### Bedroom 3.5m x 3.5m

With triple dormer window to mountain views. Built-in wardrobe with mirrored sliding doors.

#### Bedroom 3.5m x 3.4m

With double window to rear. Built-in wardrobes with mirrored sliding doors.

#### Family Bathroom 2.6m x 2.2m

With frosted window to rear. Fitted with contemporary white suite of WC, wash hand basin set in white gloss vanity unit, corner bath, and fully tiled shower cubicle, with mains

shower. Tiled splashback. Heated towel rail. Tiled flooring.

### Principal Bedroom 6.0m x 3.8m

Slightly L-shaped, with window to side and patio doors to mountain views and balcony. Two built-in wardrobes with mirrored sliding doors. Door to en-suite shower room.

### En-Suite Shower Room 3.3m x 1.1m

With frosted window to side. Fitted with contemporary white suite of WC, wash hand basin set in white gloss vanity unit, and fully tiled shower cubicle, with mains shower. Tiled splashback and flooring. Heated towel rail.

### Balcony 3.5m x 1.5m

With glass balustrades.

### Bedroom 6.0m x 3.3m

With triple windows to rear. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.

### En-Suite Shower Room 2.4m x 2.2m

With frosted window to rear. Fitted with contemporary white suite of WC, wash hand basin set in wall-hung white gloss vanity unit, and fully tiled shower cubicle, with mains shower. Tiled splashback and flooring. Heated towel rail.

### Garden

The property is approached by a gravelled driveway which leads to the ample parking and turning areas, offset with mature trees to the rear bank. A gravelled pathway leads around the whole property, whilst a paved ramp is located to the rear. A paved patio area and lawned area taking is in the views, features to the side. A garden shed is included in the sale.

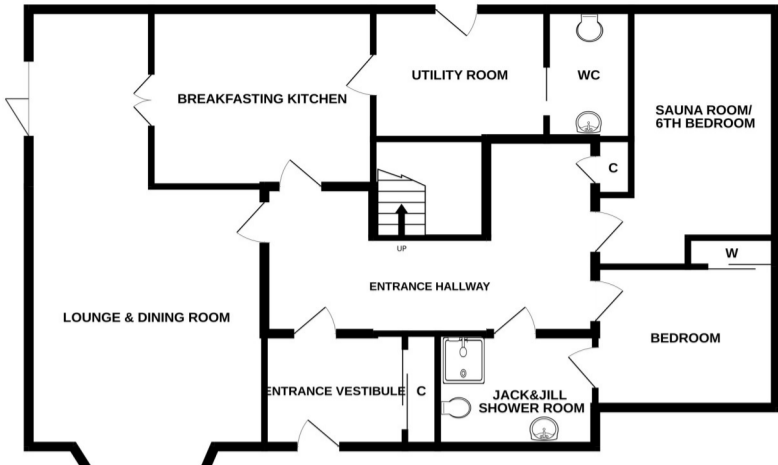




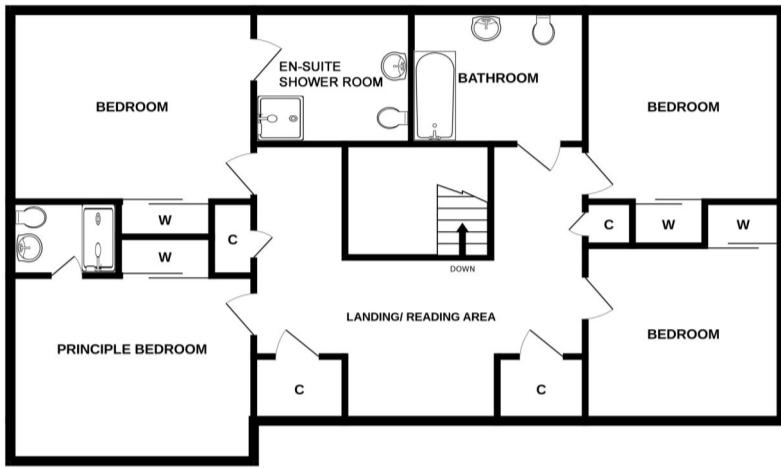


# Floor Plan

GROUND FLOOR



1ST FLOOR



# Title Plan



### Travel Directions

Travelling from Fort William to Spean Bridge on the A82, turn left immediately after the Commando Memorial. Proceed for approximately 6 miles, crossing over the swing-bridge take the road towards the left and then turn right into a private development. The access to Holly House is on the right. Holly House is the second last property located on the left hand side.

### Title Plan

The area outlined red indicates the title for sale and equates to around 0.3 acres. The hatched brown area denotes the shared access road.

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