



9 BURNSIDE | SPEAN BRIDGE | PH34 4EE

PRICE GUIDE: £390,000

9 Burnside forms a most desirable, detached, single story property, located in the exclusive private development of Burnside in Spean Bridge, set in large garden grounds with detached garage. In immaculate order throughout, this superior property is charmingly presented and offers spacious accommodation on one level. The property boasts many features including a vaulted ceiling with cathedral style window in the dining lounge, shaker style kitchen units with 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 9 Burnside offers a superb family home, idyllic holiday retreat or an exciting opportunity as a premium 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
- Dining Lounge with Vaulted Ceiling
- Kitchen & Utility Room
- 3 Double Bedrooms (2 with Modern En-Suite Shower Rooms)
- Family Bathroom
- Air Source Under Floor Heating & Double Glazing
- Beautifully Maintained Garden Grounds
- Detached Garage & Private Parking
- EPC Rating: C 75





Accommodation

Entrance Vestibule 1.5m x 1.3m

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

Hallway 4.0m x 3.5m

L-shaped, with glazed door to dining lounge and doors to bathroom and bedrooms. Oak flooring. Built-in cupboard.

Dining Lounge 5.7m x 4.2m

With feature vaulted ceiling, cathedral windows to front and fixed window to side. Fully glazed door to side. Oak flooring. Door to principal bedroom. Open to kitchen.

Principal Bedroom 4.5m x 3.5m

With patio door to front. Two windows to side. Walk-in wardrobe. Oak flooring. Door to en-suite shower room.

En-suite Shower Room 2.3m x 1.7m

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

Kitchen 3.6m x 3.0m

With window to rear. Fitted with modern cream coloured, shaker style kitchen units, offset with wood effect worksurfaces. Lamona gas hob with glass splashback and chimney hood over. Lamona oven. Lamona combination microwave. Integral dishwasher.

Integral fridge/freezer. Stainless steel sink unit. Tiled splashback. Tiled laminate flooring. Door to utility room.

Utility Room 3.3m x 1.9m

With window to rear. Fitted with modern cream coloured, shaker style kitchen units, offset with wood effect worksurfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Tiled laminate flooring. Door to rear garden.

Bedroom 3.8m x 3.5m

With window to front. Built-in wardrobes with double doors. Oak flooring. Door to en-suite shower room.

En-Suite Shower Room 2.8m x 1.6m

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

Bedroom 3.6m x 2.9m

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

Bathroom 2.4m x 2.0m

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



Floor Plan



Garden

The property occupies a large level, plot with a private tarmac driveway, leading to the garage and providing ample parking. The front garden is laid half to lawn, and the other to gravel for ease of maintenance. The side and rear gardens are laid in the main to lawn, with a slabbed pathway and patio area.

Detached Garage 4.3m x 3.5m

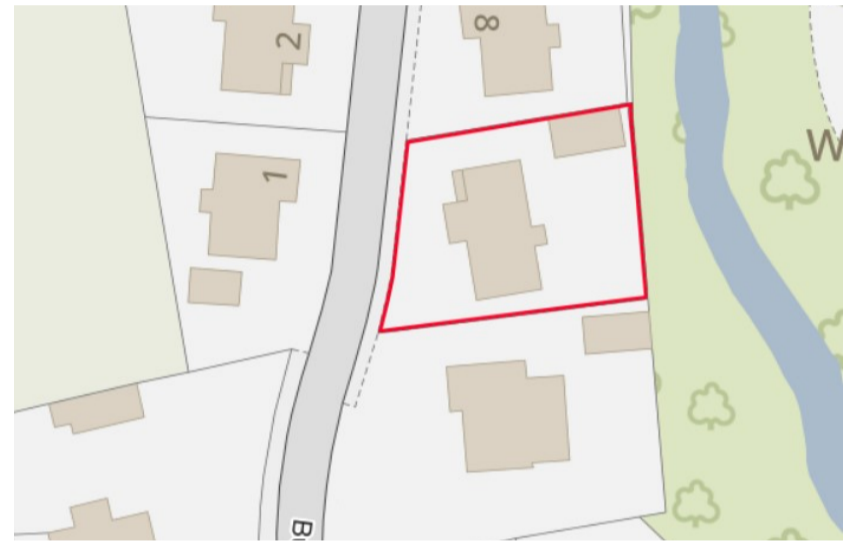
With electric, remote control, up-and-over door. Window to side. Light and power. Door to **workshop - 3.5m x 3.3m** with double wooden doors to side. Light and power.

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. 9 Burnside is the second 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).