



Natanel House

West Tirindrish, Spean Bridge, PH34 4EU

Guide Price £550,000

Fiuran
PROPERTY

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Natanel House is a superb, detached Villa, with magnificent, elevated views towards the Grey Corries, Aonach Mor and Ben Nevis. Set in well-maintained, south facing garden grounds and with detached Garage, Natanel House would make a fantastic family home, an idyllic holiday home or an amazing buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Exceptional detached Villa with 4 Bedrooms
- Immaculate condition throughout
- Breathtaking mountain & countryside views
- Porch, Hallway, Lounge, Dining Room, Kitchen/Diner
- Utility Room, WC, Bedroom, family Bathroom
- Upper Landing, Sitting Room with Balcony
- Master Bedroom with Dressing Room & En Suite
- 2 further Bedrooms both En Suite (1 with Dressing Room)
- Excellent storage throughout including Loft
- Underfloor heating to ground floor
- Oil fired central heating system
- Beautifully maintained, extensive garden
- Raised decking area leading from Lounge
- Detached Garage with power & lighting
- Driveway & parking for multiple vehicles
- Wonderful family home
- Fantastic lifestyle opportunity



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The lower accommodation comprises of the Porch, Hallway, Lounge, Dining Room, Kitchen/Breakfast Diner, Utility Room, WC, Bedroom and family Bathroom.

The upper level comprises of the spacious Upper Landing, Master Bedroom with Dressing Room & En Suite Shower Room, 2 further Bedrooms both with En Suite & 1 with Dressing Room and WC.

Natanel House was completed in 2006 and covers an internal floor area of 262 m². Built and finished to an exceptionally high standard, benefiting from oil central heating with underfloor heating to the ground floor. Natanel House benefits from being surrounded by the most breathtaking scenery and was built to take full advantage of the mountain & countryside views.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gravelled driveway and entrance into the Porch.

PORCH 3m x 2.5m

With external door & glass panels to the front elevation, built-in cupboard, tiled flooring and French doors leading to the Hallway.

HALLWAY 6m x 3.7m

With carpeted stairs rising to the first floor, 3 storage cupboards (1 housing the underfloor heating system), engineered flooring and doors leading to the Lounge, Dining Room, Kitchen, Bedroom One and the family Bathroom.

LOUNGE 7.4m x 5.4m

With bay windows to the front elevation looking out over the front garden & taking advantage of the mountain views, 2 further windows to each side elevation, attractive log burning stove, engineered flooring and external French doors leading out onto the raised decking area and side garden.

DINING ROOM 4.3m x 3.8m

With bay windows to the front elevation, engineered flooring, French doors leading to the Kitchen and external French doors leading out to the side garden.

KITCHEN/BREAKFAST DINER 6.3m x 4.6m

Fitted with a range of base & wall mounted units, complementary granite surfaces over, electric oven & microwave, centre island with electric hob & extractor hood over, double stainless steel sinks, integrated dishwasher, window to the rear elevation, step leading to the Breakfast Diner with 2 further windows to the front & rear elevations, bay windows to the side and tiled flooring.

UTILITY ROOM 3.4m x 2.4m

With base units, complementary granite surfaces over, stainless steel sink & drainer, splashbacks, washing machine, tumble dryer, free standing fridge/freezer, window to the rear elevation, door leading to the WC, tiled flooring and external door leading out to the rear garden.



WC 1.6m x 1.4m

With white suite comprising wash basin and WC, window to the rear elevation and tiled flooring.

BEDROOM ONE/OFFICE 3.7m x 2.9m

With window to the side elevation and engineered flooring.

BATHROOM 4m x 2.5m

With white suite comprising corner spa bath, wash basin, WC, heated towel rail, frosted windows to the rear elevation, tiled walls and tiled flooring.

UPPER LANDING 5.3m x 5m

With window to the front elevation, engineered flooring and doors leading to the Sitting Room, all upper level Bedrooms and the WC.

SITTING ROOM 5.5m x 4.4m

With sliding doors leading out onto the balcony taking full benefit of the most spectacular mountain & countryside views, 2 Velux windows to each side elevation, 2 radiators and engineered flooring.

BEDROOM TWO 4m x 2.6m

With window to the side elevation, fitted wardrobe with sliding mirrored doors, radiator, engineered flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2m x 1.5m

With modern white suite comprising shower enclosure, wash basin, WC, heated towel rail, tiled walls and tiled flooring.

BEDROOM THREE 4m x 3.5m

With windows to the rear elevation, radiator, engineered flooring and doors leading to the Dressing Room and the En Suite Shower Room.



DRESSING ROOM 2.6m x 2.4m

With window to the rear elevation, storage cupboard, radiator and fitted carpet.

EN SUITE SHOWER ROOM 1.5m x 1.2m

With white suite comprising shower enclosure, wash basin, WC, towel rail, window to the side elevation and tiled flooring.

MASTER BEDROOM 4.3m x 3.8m

With dual aspect windows to the front & side elevations with amazing mountain views, radiator, engineered flooring and door leading to the Dressing Room.

DRESSING ROOM 3.8m x 1.3m

With built-in wardrobes to each side both with mirrored sliding doors, engineered flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 3.8m x 2.2m

With modern white suite comprising walk-in shower enclosure, wash basin, WC heated towel rail, window to the rear elevation, partly tiled walls and tiled flooring.

WC 2.4m x 1.5m

With white suite comprising wash basin, WC, radiator, window to the rear elevation and tiled flooring.

GARAGE 5.5m x 4m

With up & over door to the front elevation, single door & window to the side, power, lighting and concrete flooring.







GARDEN

The beautifully maintained & peaceful garden has the most amazing mountain & countryside views from every angle and is enclosed mainly with well-established hedging plants. The gravelled driveway leads to the front, side & rear of the property and to the Garage. An attractive raised decking area leads out from the Lounge and offers ample space for garden furniture, space for relaxing, entertaining and dining alfresco. The garden is laid partly with grass and partly with gravel and is planted with a variety of shrubs, bushes and seasonal planting. There is ample parking for multiple vehicles.

SPEAN BRIDGE

The much sought after area of Spean Bridge is just 10 miles from Fort William and offers a range of amenities to include a café, hotels, church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. The secondary school is in Fort William, which is accessed by a school bus. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.





Natanel House, West Tirindrish



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage. Oil tank.

Council Tax: Band G **EPC Rating:** C75

Gross internal floor area (m²) 262

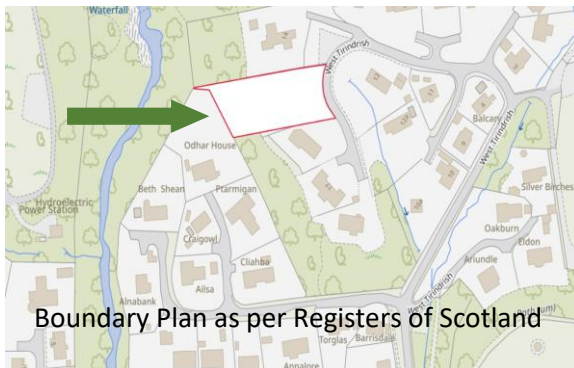
Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent. Please call 07471783721 or email kelie@fiuran.co.uk



DIRECTIONS

From Fort William follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead, immediately before the school turn left. Continue ahead bear right and pass the Shinty field, follow the road round to the left. Natanel House is on the left-hand side and can be identified by the for-sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

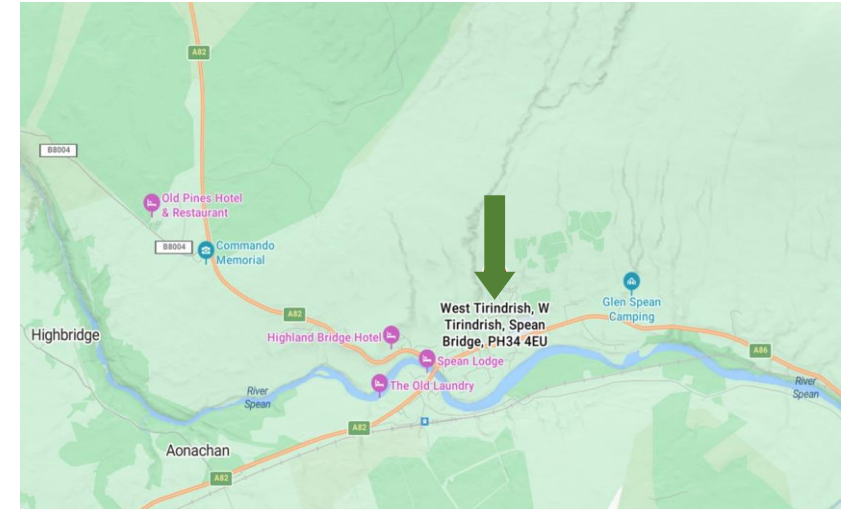
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

