



THE MOORINGS | ACHINTORE ROAD | FORT WILLIAM | PH33 6RW



PRICE GUIDE: £650,000

Located in an exceptional elevated position overlooking Loch Linnhe and the surrounding mountains, this striking contemporary property comprises an impressive two-bedroom principal residence, together with separate two-bedroom holiday accommodation, set within beautifully established garden grounds extending to the shoreline. Designed to maximise its spectacular setting, the main house features extensive glazing framing magnificent panoramic views, whilst benefiting from triple glazing, air-source underfloor heating and smart-home technology, with heating, lighting, selected windows and entry systems capable of being controlled remotely. The separate two-bedroom holiday house provides excellent self-contained accommodation and is currently operated as a successful and highly regarded holiday let, with a Short-Term Let (STL) licence in place. This offers excellent income-generating potential whilst also providing flexible accommodation for visiting family and friends. Both properties are being offered for sale together, presenting a rare opportunity to acquire an exceptional waterfront home with an established letting business. The extensive grounds are arranged over three distinct levels and include landscaped gardens, private parking, driveway and pond, together with a secluded upper garden featuring a mixed fruit orchard, greenhouse and patio areas. At shoreline level, the grounds lead directly to the water and include a beach hut, BBQ area, boat storage, and facilities for launching and retrieving a boat.

The sellers may also be prepared, by separate negotiation, to include the majority of the furniture and furnishings, together with the boat and other items, offering the potential for a substantial turnkey purchase. Combining contemporary living, breath-taking loch and mountain views, direct shoreline access and established holiday-let accommodation, this is a truly distinctive lifestyle property in a remarkable Highland setting.

Ideally located close to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'. The loch directly in front provides a fantastic and interesting waterway with pleasure crafts, sailing boats and ships passing by.

- Two Striking Contemporary Properties
- Exceptional Lochside Setting with Panoramic Loch & Mountain Views
- Residential Property with Established Holiday Let
- Excellent Income-Generating Potential
- Extensive Triple Glazing & Air-Source Underfloor Heating
- Smart-Home Technology & Remote Access
- Beautifully Established Gardens Arranged Over Three Levels
- Private Shoreline Access
- Beach Hut, BBQ Area & Boat Storage/Launching Facilities
- Furniture, Furnishings & Boat Available by Separate Negotiation
- Rare Lifestyle & Investment Opportunity
- EPC Rating: C 71

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Properties Description

The principal residence is an architecturally striking and beautifully appointed two-bedroom home, offering contemporary accommodation arranged over two levels and designed to embrace its remarkable surroundings. Generous proportions, extensive glazing and carefully positioned outdoor spaces create a bright and inviting interior, with the spectacular loch and mountain scenery forming a backdrop throughout the property. Finished to a high standard, the house also benefits from triple glazing, air-source underfloor heating and smart-home technology, allowing heating, lighting, selected windows and entry systems to be controlled remotely.

The ground floor comprises a spacious kitchen/diner with adjoining pantry, a double bedroom and an impressive Jack-and-Jill spa shower room. On the upper level, the lounge takes full advantage of the elevated position and opens onto a raised balcony with breath-taking views across the loch and surrounding mountains. A convenient kitchenette complements the living space, whilst a further double bedroom benefits from an en-suite bathroom. A bright sunroom completes the accommodation and opens onto a rear balcony, providing a peaceful and sheltered area for outdoor relaxation.

The separate two-bedroom holiday house provides excellent self-contained accommodation and is currently operated as a successful and highly regarded holiday let, with a Short-Term Let (STL) licence in place. The ground floor features an attractive open-plan lounge, kitchen and dining area, together with a bedroom and shower room, whilst a striking spiral staircase rises to a mezzanine level, currently utilised as a further bedroom. This established accommodation offers excellent income-generating potential whilst being equally suited to providing independent accommodation for visiting family and friends.

The sellers may also be prepared, by separate negotiation, to include the majority of the furniture and furnishings, together with the boat and other

items, offering the potential for a substantial turnkey purchase. Combining contemporary living, breath-taking loch and mountain views, shoreline access and established holiday-let accommodation, this is a truly distinctive lifestyle property in a remarkable Highland setting.

Grounds

The extensive grounds are arranged over three distinct levels and include beautifully landscaped gardens, private parking and driveway. Steps rise from the main garden to a secluded upper level, where a mixed fruit orchard, greenhouse and patio areas create a private and sheltered garden space from which to enjoy the surrounding scenery. Across the main road, the grounds are laid initially to lawn and then continue down towards the loch, providing access to the property's private shoreline area. Here, a beach hut, BBQ area, boat storage and facilities for launching and retrieving a boat make the most of this exceptional waterfront setting and offer particular appeal to boating and watersports enthusiasts.

Lifestyle & Business Opportunity

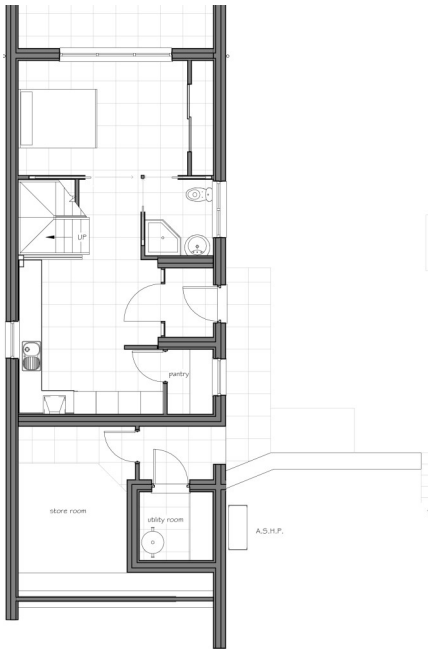
The Moorings holiday property is currently operated as a highly regarded self-catering holiday property, benefiting from an established reputation and a proven history of repeat bookings. An STL licence is in place, offering purchasers the opportunity to continue the existing holiday accommodation business, subject to the necessary requirements and consents.

Travel Directions

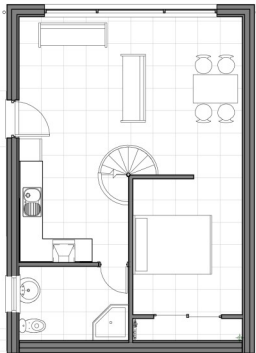
From the West End roundabout in Fort William, travel south on the A82 for 1.2 miles. The property is located on the left side, clearly signposted. The property shares an access with three further properties, with The Moorings located at the end of the access road.



Floor Plan

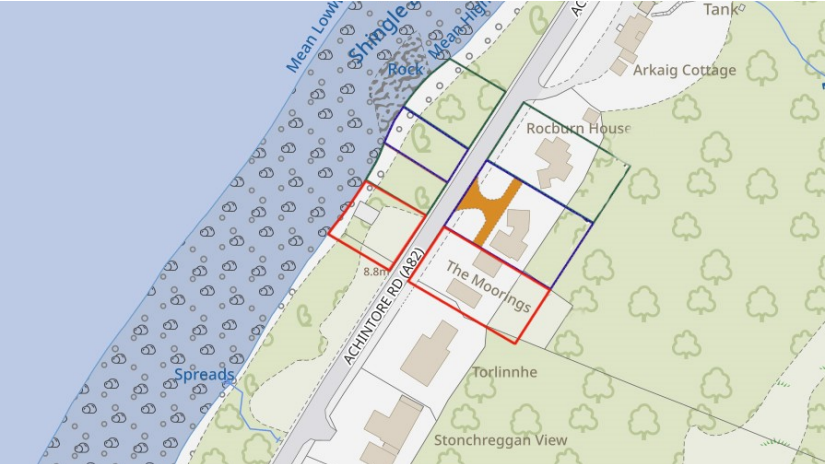


Ground Floor

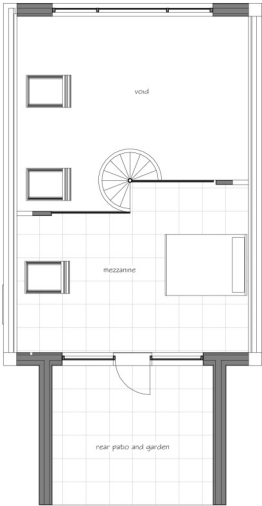
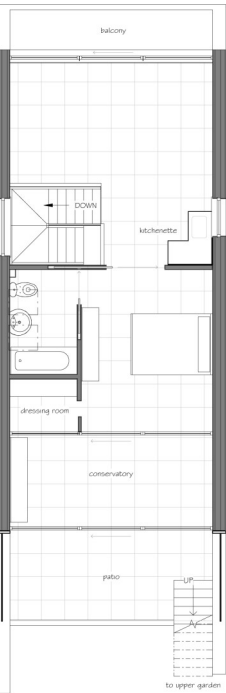


Title Plan

The area outlined red indicates the title for sale, equating to around 0.45 acres. The area shaded orange is a shared access road.



First Floor



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 & Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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 6).