

Quiraing

Bail Ur, North Ballachulish, PH33 6SB

Guide Price £280,000

Fiuran PROPERTY

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Quiraing is a spacious detached Bungalow surrounded by wonderful mountain and countryside views. Set within generous garden grounds and with sizeable garage/workshop and private gravelled driveway, Quiraing will make a superb family home, perfect holiday retreat, or an ideal investment purchase.

Special attention is drawn to the following:-

Key Features

- Very desirable detached Bungalow
- Views mountains and surrounding countryside
- Hallway, Lounge, Dining Room, Kitchen, Utility Room
- Shower Room, 4 Bedrooms and family Bathroom
- Excellent storage throughout including Loft
- Traditional open fire in Lounge
- uPVC double glazed windows
- Oil fired central heating system
- Substantial garden with development potential
- Garage/Workshop with power & lighting
- Ample parking for multiple vehicles
- Superb family home
- Only 20 minutes' commute to Fort William
- No onward chain – vacant possession



Quiraing is a spacious detached Bungalow surrounded by wonderful mountain and countryside views. Set within generous garden grounds and with sizeable garage/workshop and private gravelled driveway, Quiraing will make a superb family home, perfect holiday retreat, or an ideal investment purchase.

The accommodation comprises the entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, 4 Bedrooms and family Bathroom.

There is also a Loft, which is accessed via a hatch in the Hallway.

In addition to its picturesque location, Quiraing is brought to the market without a forward chain. The property occupies a sizeable plot and is positioned to maximize on the mountain views. Built in 1979, the property extends to approximately 121m² benefits from oil fired central heating, uPVC double glazed windows and a new roof in 2023.

Externally, there is a mature garden surrounding the property, a perfect suntrap area to enjoy the countryside views. The garage/workshop & driveway provide ample private parking for multiple vehicles.

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

APPROACH
Via the gravelled driveway at the front of the property and entrance into the Hallway.

HALLWAY 6.4m x 4m (max)
L shaped with external door and side window panel to the front elevation, 2 built in storage cupboards, radiator, laminate flooring and doors leading to the Lounge, Kitchen, all four Bedrooms and the family Bathroom.

LOUNGE 5m x 4.9m (max)
With windows to the front elevation, feature stone fire place with open fire (currently with moveable electric fire in front), 2 radiators, fitted carpet and door leading to the Dining Room.

DINING ROOM 3m x 3m
With windows to the side elevation, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 4.2m x 3m
Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless sink & drainer, oil fired Aga style, space for electric cooker, plumbing for dishwasher, ceiling pulleymaid, windows to the rear elevation, tiled flooring and door leading to the Utility Room.

UTILITY ROOM 4.8m x 3m (max)
With window to the rear elevation, storage cupboard, 2 wall mounted units, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, space for freestanding fridge/freezer, radiator, partly tiled walls, tiled flooring, door leading to the Shower Room and external door leading out to the rear garden.

SHOWER ROOM 1.9m x 1.3m
With white suite comprising shower enclosure, wash basin, WC, heated towel rail, frosted window to the side elevation and tiled flooring.

BEDROOM ONE 3.2m x 3m
With windows to the front elevation, built-in wardrobes, wash basin, radiator and fitted carpet.

BEDROOM TWO 3.4m x 3m
With windows to the front elevation, built-in wardrobes, wash basin, radiator and fitted carpet.















BEDROOM THREE 3m x 2.3m
With window to the rear elevation, built-in wardrobes, wash basin, radiator and fitted carpet.

BEDROOM FOUR 3.4m x 3m
With windows to the rear elevation, built-in wardrobes, radiator and fitted carpet

BATHROOM 2.4m x 1.5m
With beige suite comprising bath, wash basin, WC, heated towel rail, frosted window to the side elevation, partly tiled walls and tiled flooring.

TIMBER GARAGE/WORKSHOP 6m x 5m
The garage/workshop sits to the side of the property with power, lighting, plumbing, window to the rear elevation, concrete flooring, single door to the side elevation and double timber doors to the front elevation.

GARDEN
The well-established garden surrounds the property, benefiting from wonderful mountain & countryside views. The garden is enclosed with a mixture of timber & wire fencing and is laid mainly with grass and planted with a variety of mature trees, shrubs, bushes & seasonal planting. This garden is a suntrap and the perfect place to sit, relax and enjoy the amazing views. The gravelled driveway and garage/workshop provide ample parking for multiple vehicles.











Quiraing, Bail Ur



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 electricity & drainage.

Oil Tank.

Council Tax Banding: E

EPC Rating: E47

Gross internal floor area (m²) 121

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.

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.

DIRECTIONS

From Fort William proceed southwards on A82 for approximately 12 miles, take the B863 turning signposted for Kinlochleven. Continue ahead. St Brides primary school is on the right hand side. Quiraing is the 5th property on the right hand side and can be identified by the for sale board.

LOCATION

The area of North Ballachulish is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. Nearby Onich offers a well-attended village hall, shop, hotels, pubs, and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

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.

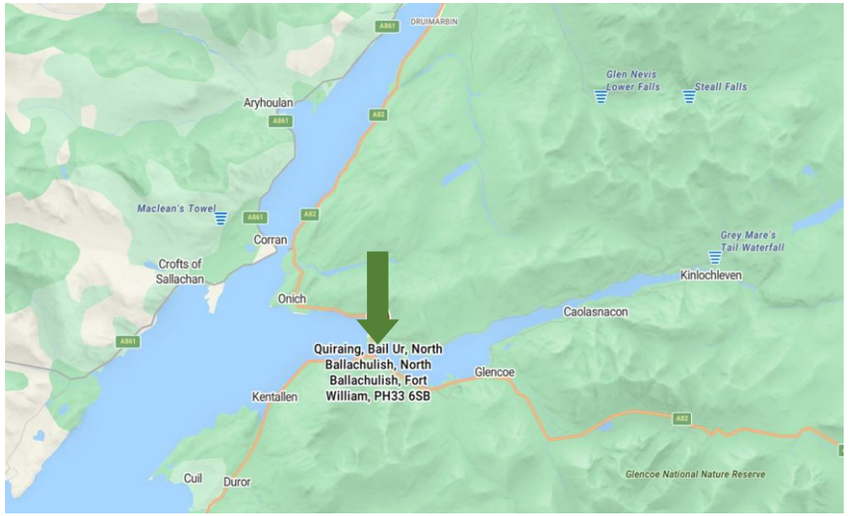
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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

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