



14 North Laggan

Spean Bridge, PH34 4EB

Offers Over £180,000

Fiuran
PROPERTY

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Situated near the banks of the loch Oich, 14 North Laggan is a very desirable semi-detached House. With enclosed garden to the front, side & rear and wonderful mountain views, 14 North Laggan would make a wonderful family home, an ideal purchase for first-time buyers or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious semi-detached House
- Rural & picturesque location
- Porch, Study, Lounge/Diner
- Kitchen, Utility Room, Hallway
- Ground floor double Bedroom
- Upper Landing, 2 further Bedrooms
- Family Bathroom and Loft
- Double glazed & Lpg central heating
- Enclosed garden to front, side & rear
- Shed in the rear Garden
- Parking to the front of the property
- Wonderful family home
- On the local public service bus route
- On the Great Glen way
- Close to the Caledonian canal



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The lower accommodation comprises the Porch, Study, Lounge/Diner, Kitchen, Utility Room, Hallway and double Bedroom.

The first floor boasts the Upper Landing, 2 further double Bedrooms and the family Bathroom.

In addition to its picturesque location, 14 North Laggan offers spacious accommodation in a traditional layout, is fully double glazed and benefits from Lpg central heating.

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

APPROACH

From the gated front garden and entry into the Porch or into the Kitchen.

PORCH 3.2m x 1.9m

With sliding external door & Cathedral style windows to the front elevation, laminate flooring and door leading to the Study.

STUDY 2.8m x 2.7m

Semi open plan to the Lounge/Diner, window to the front elevation and laminate flooring.

LOUNGE/DINER 5.7m x 4.2m

With multi fuel stove, radiator, laminate flooring and doors leading to the Kitchen and the Hallway.

KITCHEN 5.7m x 2.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, (electric Aga not included but available under negotiation), extractor hood, tiled splash backs, space for freestanding fridge/freezer, window to the rear elevation, laminate flooring, door leading to the Utility Room and external patio doors leading out to the front garden.

UTILITY ROOM 2.7m x 1.4m

Dual aspect windows to the side & rear elevations, plumbing for washing machine, space for tumble dryer and laminate flooring.

HALLWAY 3.3m x 1.2m (max)

With stairs rising to the first floor, window to the front elevation, under stairs storage cupboard, radiator, laminate flooring and doors leading to the Lounge/Diner and the ground floor Bedroom.

BEDROOM ONE 3.3m x 3.1m

With window to the rear elevation, radiator and laminate flooring.

UPPER LANDING 2.3mx 1.8m (max)

With window to the front elevation, storage cupboard, access hatch to the Loft, laminate flooring, doors leading to both upper level Bedrooms and the family Bathroom.

BEDROOM TWO 4.5m x 3.3m

With window to the rear elevation, built-in wardrobe, radiator and laminate flooring.



BEDROOM THREE 4m x 3.1m

With window to the rear elevation, double built-in wardrobes, radiator and laminate flooring.

BATHROOM 2.3m x 1.6m

With white suite comprising bath with mixer tap, wash basin, WC, partly tiled walls, radiator, window to the side elevation and tiled flooring.

EXTERIOR

The front garden is enclosed with gated timber & wire fencing and is laid mainly with grass with paving slabs leading to the front of the property. The borders are planted with a variety of hedging plants, shrubs & bushes. The Lpg tank is located in the front garden. The side garden is laid with gravel and leads to the rear garden. The rear garden is again enclosed with timber & wire fencing and is laid with grass with a paved patio area leading out from the Lounge. The rear garden houses a garden shed. Free residents parking is located to the front of the property.

NORTH LAGGAN

North Laggan a small rural village located in the Great Glen of the Scottish Highland. Situated amongst Loch Lochy, Loch Oich and the Caledonian Canal and surrounded by wonderful countryside. Invergarry is just 3.3 miles away where the local nursery and primary school are located. There is a regular bus service operating daily between Fort William and Inverness. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports along Loch Oich, Loch Lochy and Loch Ness, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. The largest nearby town is Fort William which is approximately 23 miles away and 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.





14 North Laggan, Spean Bridge



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, water & drainage
Lpg tank

Council Tax: Band C

EPC Rating: D67

Gross internal floor area (m²) 111

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.



DIRECTIONS

From Fort William follow the A82 north for approx. 23 miles to Laggan. Continue over the swing bridge at Laggan and then take the next turning left onto Fleming Place then immediately left again into the cul-de-sac. Number 14 is 4th house along 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 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.



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