



MacPhee & Partners



GLENCAIRN | GLENFINNAN | PH37 4LT



GUIDE PRICE: £455,000

Peacefully situated in the historic village of Glenfinnan, surrounded by some of the Highlands' most spectacular scenery, Glencairn is an impressive detached modern bungalow set within generous, private garden grounds. Beautifully presented and maintained to an exceptional standard, the property enjoys a charming garden room, polycrubb and detached garage. Thoughtfully upgraded in recent years, Glencairn is offered in immaculate, walk-in condition. Improvements include UPVC windows and doors, a stylish contemporary kitchen fitted with premium NEFF appliances, a luxurious principal bedroom suite with an elegant en-suite featuring a freestanding bath, a beautifully appointed shower room, oil-fired central heating, and quality oak internal doors throughout. The deceptively spacious accommodation is all arranged on one level, offering a practical yet highly desirable layout. The bright and welcoming lounge benefits from an expansive bay window that frames the surrounding gardens, while the dining room enjoys French doors opening directly onto the side garden. The fully enclosed gardens are a particular feature of the property, combining colourful planting with areas of lawn and seating, to create a peaceful and private setting. A delightful garden room with wood-burning stove provides a versatile retreat for relaxing or entertaining throughout the seasons. The detached garage, complete with light and power, is linked to the house by a useful covered drying area, adding further practicality. Due to the size and location, the property would be ideally suited as a permanent home as currently used, as an idyllic holiday retreat or as an excellent investment opportunity, in a buoyant, self-catering, rental market. Glencairn offers an outstanding lifestyle in one of Scotland's most iconic and sought-after locations.

The historic Highland village of Glenfinnan lies approximately 16 miles west of Fort William, beautifully positioned at the head of Loch Shiel and surrounded by some of Scotland's most dramatic landscapes. Steeped in history, Glenfinnan is famed as the site where Jacobite Rising of 1745 began when Bonnie Prince Charlie raised his Standard in 1745. More recently, the village has gained worldwide recognition for the iconic Glenfinnan Viaduct, celebrated for its appearance in the Harry Potter films. Despite its tranquil setting, the village offers a range of local amenities including a church, hotel, restaurant facilities, railway station and the renowned Glenfinnan Monument visitor centre. The surrounding area is a haven for outdoor enthusiasts, with exceptional opportunities for walking, hiking, climbing, sailing, wildlife watching, and exploring the magnificent West Highland landscape.

- Striking, Detached Modern Bungalow
- Garden Room & Polycrubb
- In Pristine Order & Beautifully Presented
- Desirable Village Location
- Generous Lounge with Impressive Bay Window
- Dining Room with French Doors
- Modern Fitted Kitchen with Premium Appliances
- 3 Bedrooms (Principal with En-Suite Bathroom)
- Contemporary Shower Room
- Oil Fired Central Heating & UPVC Double Glazing
- Spacious, Enclosed Garden Grounds with Parking
- Detached Garage with Roofed Drying Area
- EPC Rating: C 69

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200 :: property@macphee.co.uk :: www.marphee.co.uk



rightmove 
find your happy





Accommodation Dimensions

Entrance Vestibule 2.0m x 1.4m

With UPVC, frosted glazed, front door. Built-in cupboard. Door to principal bedroom and archway to lounge.

Principal Bedroom 4.0m x 3.4m

With double windows to front and double windows to side. Built-in wardrobes, with mirrored, sliding doors. Sliding oak door to en-suite bathroom.

En-Suite Bathroom 3.2m x 1.5m

With frosted window to side. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and free standing bath with shower attachment. Fully tiled. Heated towel rail. Wall mirror with light. Electric under floor heating.

Lounge 7.9m x 5.8m

L-shaped, with feature bay window to front and two windows to front. Doors to bedroom and inner hallway. French doors to dining room.

Bedroom 3.2m x 3.0m (currently used as a study)

With windows to rear. Built-in cupboards, with double oak doors.

Inner Hallway 3.2m x 1.2m

Built-in drying cupboard. Doors to bedroom, shower room and kitchen/diner.

Bedroom 3.2m x 3.2m

With window to rear.

Shower Room 3.2m x 1.9m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and walk-in shower cubicle with mains shower over. Fully tiled. Heated towel rail. Wall mirror with light. Electric under floor heating.

Dining Room 3.7m x 2.6m

With double window to front and doors to side garden. Door to kitchen/diner.

Kitchen/Diner 4.6m x 3.3m

With windows to side. Fitted with modern, soft mushroom coloured kitchen units, offset with wood effect work surfaces, upstand and splashback. Integral NEFF oven and combination microwave/grill/fan oven. NEFF induction hob with stainless steel NEFF chimney extractor over. Two in-cupboard bins. Plumbing for washing machine and dishwasher. Built-in cupboard. UPVC door with frosted glazed panel to rear car port.

Garage 5.8m x 4.2m

With metal, up-and-over, door. Two windows to side and one to rear. Side entrance door. Light and power.

Garden Room 4.0m x 2.5m

Of timber construction. Vaulted ceiling. Windows to front and sides. Feature stove set on tiled hearth with stone surround. Electric heating.

Garden

The property benefits from generous, enclosed garden grounds and is approached by a gravelled driveway, leading to the garage, and providing ample parking and turning space. Well maintained, the current owner has created a charming garden with natural planting, a pond and areas of wildflower meadows. The addition of a ploycrub creates the ideal area for vegetables, fruit etc to grow. There is a seating area to the side of the property with pathways leading to the property and garden room.

Travel Directions

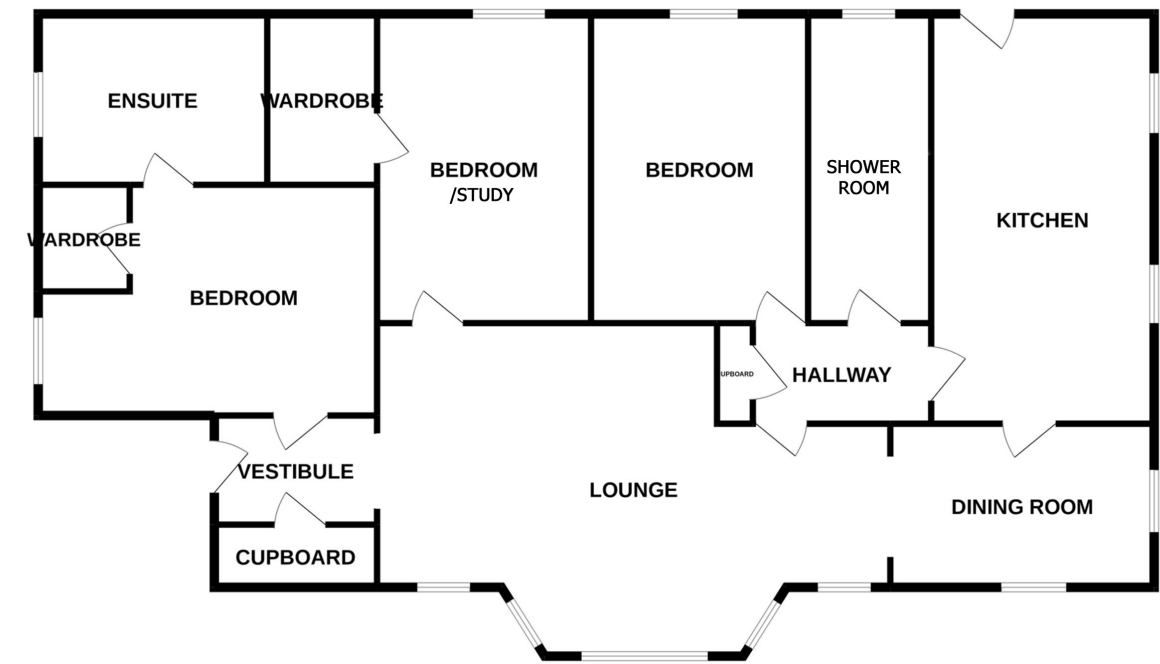
Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 16 miles. On entering the village, pass the monument and continue up the hill past the church. After the turning for the railway station, take the first sharp left down Farm Lane and the property is located at the end of the road, on the left hand side.

 what3words **routine.cabbages.populate**



Title Plan
The area outlined red indicates the title for sale.

Floor Plan



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 6)'.