

MacPhee & Partners

CUILTEAN | GAIRLOCHY | BY FORT WILLIAM | PH34 4EQ



GUIDE PRICE: £470,000

Located within the desirable hamlet of Gairlochy and enjoying views across the surrounding countryside towards the River Lochy, Cuiltean is a substantial detached residence with a self-contained annexe and double garage, set within mature landscaped garden grounds and benefiting from private parking. Presented in excellent order throughout, both internally and externally, this home has been sympathetically modernised and extended over the years to create an impressive and versatile living environment, whilst benefiting from double glazing and oil-fired central heating. The accommodation is bright, spacious and beautifully appointed, featuring a welcoming lounge, dining and kitchen area with feature fireplace and patio doors, ideal for modern family living and entertaining. There are four well-proportioned bedrooms, two of which enjoy the luxury of en-suite facilities, as well as a shower room and useful utility room. The superb self-contained annexe offers excellent income-generating potential. The flexible layout lends itself perfectly to use as a substantial family home; however, the en-suite accommodation and separate annexe also present an outstanding opportunity for those seeking to operate a boutique Bed & Breakfast or holiday letting business in one of Scotland's most sought-after tourist destinations.

Enjoying arguably one of the most beautiful locations in Lochaber, the property is located in the small hamlet of Gairlochy, with its historic swing bridge spanning the Caledonian Canal as it enters Loch Lochy. Gairlochy enjoys a spectacular waterside location. The canal itself, with its towpath running all the way to Fort William, provides many leisure opportunities. Further amenities are available in the nearby village of Spean Bridge and the tow of Fort William.



Modern Detached Villa with Letting Annexe
Desirable Location with Stunning Views
Business/Lifestyle Opportunity
In Immaculate Order & Beautifully Presented
Lounge, Kitchen & Dining Area & Separate Utility Room
4 Double Bedrooms (2 En-Suites)
Shower Room
The Annexe - Sold Fully Furnished
Lounge, Kitchen & Dining. Double Bedroom with En-Suite. Cloakroom
Double Glazing
Oil Fired Central Heating
Generous Garden Grounds
Double Garage
EPC Rating: D 68

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Accommodation Dimensions

Entrance Vestibule 3.6m x 1.3m
With entrance door. Window to front. Door to semi-open lounge, kitchen and dining area.

Lounge, Kitchen & Dining Area 10.1m x 5.8m
With picture windows to front and rear. Feature fireplace with electric stove insert. Fitted with cream coloured kitchen units offset with granite effect work surfaces and breakfast bar. Integral oven and hob with extractor fan over. Integral dishwasher. Sink unit. Patio door to side. Doors to utility and hallway.

Utility 2.9m x 1.7m
With door to rear garden. Fitted with white coloured kitchen units offset with granite effect work surfaces. Plumbing for washing machine.

Hallway
With built-in cupboard. Doors to bedrooms and shower room.

Bedroom 3.9m x 2.9m
With window to front. Two built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 1.5m
With window to front. Fitted with modern white coloured suite of WC, wash hand basin and shower cubicle with mains shower. Heated towel rail.

Bedroom 2.9m x 2.7m
With window to front. Two built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.5m x 1.3m
Fitted with modern white coloured suite of WC, wash hand basin and shower cubicle with mains shower. Heated towel rail.

Bedroom 3.0m x 3.0m
With window to rear. Built-in wardrobes.

Bedroom 3.4m x 2.7m
With window to rear. Built-in wardrobes.

Shower Room 3.0m x 1.6m
With window to rear. Fitted with modern white coloured suite of WC, wash hand basin and shower cubicle with mains shower. Heated towel rail.

The Annexe
The Annexe at Cuiltean is a successful Short-Term Let (STL) business with an established trading history, generating an annual income of approximately £25,000. Sleeping two guests, it presents an excellent opportunity for purchasers seeking an attractive lifestyle business or an additional income stream.

The accommodation is thoughtfully arranged over two levels. The ground floor comprises a spacious double bedroom with a contemporary en-suite shower room, providing a comfortable and private retreat. On the first floor, a bright and spacious open-plan lounge, kitchen and dining area enjoys elevated views over the surrounding countryside and opens onto a raised balcony, perfect for relaxing and taking in the stunning Highland scenery. A convenient cloakroom/WC completes the upper level.

Finished to a high standard throughout, The Annexe combines modern comfort with a peaceful rural setting. With an established STL business already in place and a strong reputation among returning guests, it offers an excellent turnkey investment with immediate income potential.

Double Garage
With metal up-and-over doors. There are two spaces - (4.7m x 4.0m) and (4.7m x 3.6m). One area has fitted kitchen units and sink unit. With access to The Annexe.

Garden
The property sits on a large plot with garden ground to all sides, now divided into two areas, the main house and the annexe. The main house has a gravelled driveway with areas of lawn to the front and rear. The rear garden also offers a private patio area. The annexe, also with a gravelled driveway boasts a private decking area to the side.

Travel Directions
Travelling from Fort William to Spean Bridge on the A82, turn left immediately after the Commando Memorial. Proceed for approximately 2 miles, and Cuiltean is located on the right hand side before the stone bridge.

what3words **quilt.simple.lavendar**

















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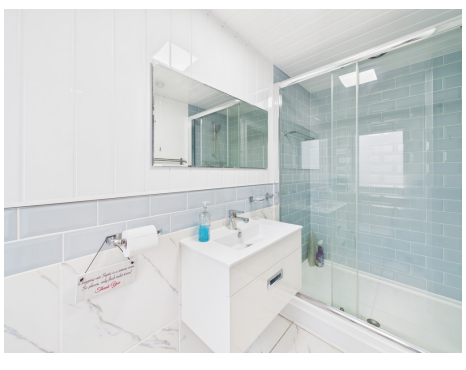
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Floor Plan



Ground Floor Building 1

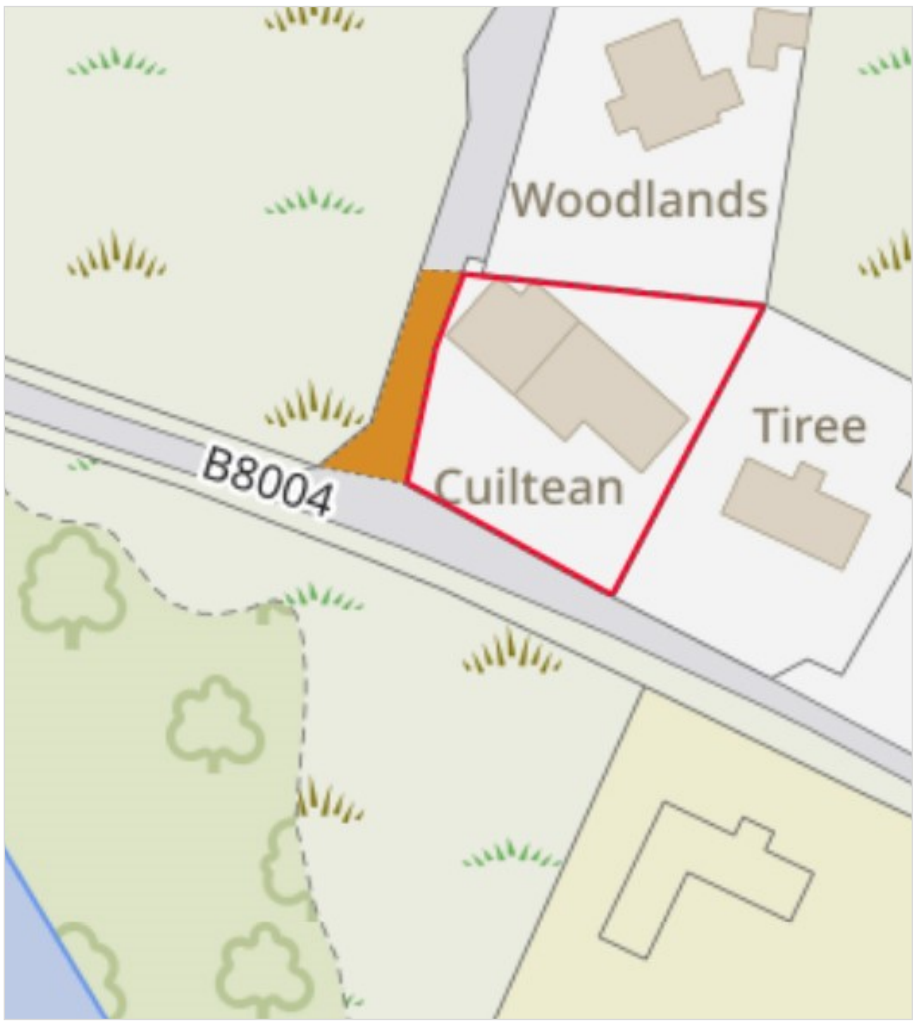


Ground Floor Building 2



Floor 1 Building 2

Title Plan



Title Plan
The area outlined red indicates the title for sale and equates to around 0.22 acres.













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