



Tigh Na Mara



Tigh Na Mara

Cuilcheanna, Onich, Fort William, PH33 6SD

Offers Over £400,000



Fiuran
PROPERTY

Tigh Na Mara

Cuilcheanna, Onich, Fort William, PH33 6SD

Situated in the much sought after village of Onich with a westerly aspect and with panoramic views over Loch Linnhe and surrounding countryside, Tigh Na Mara is a spacious detached Bungalow with 4 Bedrooms. Tigh Na Mara sits within generous garden grounds, together with a detached Garage. This lovely property would make a superb family home, perfect holiday retreat, or an ideal investment purchase.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow with 4 Bedrooms
- Views of Loch Linnhe and surrounding countryside
- Entrance Hallway, Lounge, Dining Room, Conservatory
- Kitchen/Diner, Utility Room with WC, Bedroom/Study
- Inner Hall, 3 further Bedrooms all with En Suite facilities
- Excellent storage throughout including Loft
- Double glazed UPVC windows and doors
- Oil fired central heating system
- Sizeable, mature well-maintained garden
- Detached garage with power & lighting
- Lean to Greenhouse on rear of garage
- Ample parking for multiple vehicles
- EPC Rating : C70
- Superb family home
- Only 20 minutes' commute to Fort William
- No onward chain



Situated in the much sought after village of Onich with a westerly aspect and with panoramic views over Loch Linnhe and surrounding countryside, Tigh Na Mara is a spacious detached Bungalow with 4 Bedrooms. Tigh Na Mara sits within generous garden grounds, together with a detached Garage. This lovely property would make a superb family home, perfect holiday retreat, or an ideal investment purchase.

The accommodation comprises the entrance Hallway, Lounge, Dining Room, open plan Conservatory & Kitchen/Diner, Utility Room with WC, Bedroom/Study, Inner Hall and 3 further Bedrooms all with En Suite facilities.

There is also a Loft which is accessed via a hatch in the Inner Hall.

In addition to its impressive, picturesque location, Tigh Na Mara occupies a sizeable plot extending to approximately 1.35 acre and is positioned to maximize the stunning unrestricted loch & mountain views. The property (206 m² or thereby) benefits from oil fired central heating and uPVC double glazed windows & external doors.

Externally, there is an extensive, enclosed mature garden surrounding the property, a perfect suntrap area to enjoy the incredible views. The detached garage & driveway provide ample private parking for multiple vehicles.

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

APPROACH

Via the gated gravelled driveway leading to the rear of the property and entrance into the entrance Hallway or into the Utility Room.

ENTRANCE HALLWAY 3.5m x 2.7m (max)

With external door to the side elevation radiator, fitted carpet and doors leading to the Dining Room and Utility Room.

DINING ROOM 6.3m x 3.5m (max)

With French doors to the rear elevation, 2 radiators, fitted carpet, semi open plan to the Inner Hall and doors leading to the Lounge, Kitchen/Diner and Bedroom One/Study.

LOUNGE 6.5m x 4.8m

With picture windows to the front capturing the breathtaking views over the front garden, the loch and mountains beyond, LPG fire set in a marble surround & hearth, 2 radiators, fitted carpet and door leading to the Conservatory.

CONSERVATORY 6.8m x 2.8m

Open plan to the Kitchen/Diner with dual aspect picture windows to the front & side elevations with spectacular loch & mountain views, 2 radiators, fitted carpet and French doors leading out onto the paved patio area.

KITCHEN/DINER 6.8m x 3.7m

Open plan to the Conservatory, fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, oil fired Aga with extractor hood over, tiled splash backs, dishwasher, space for dining furniture, windows to the side elevation, vinyl flooring and door leading to the Dining Room.

UTILITY ROOM 4m x 2.7m (max)

With base & wall mounted units, work surfaces over, stainless steel sink & drainer, storage cupboard, washing machine, tumble dryer, fridge/freezer, central heating boiler, radiator, windows to the side elevation, vinyl flooring, door to the WC and external door to the rear elevation.





WC 2.3m x 1m

With white suite comprising wash basin, WC, frosted window to the rear elevation and vinyl flooring.

BEDROOM ONE/STUDY 3.8m x 3.3m

With windows to the side elevation, 2 built-in wardrobes, fitted work station, fitted book shelves, radiator and fitted carpet.

INNER HALL 4.9m x 1m

With 2 storage cupboards, hatch access to the Loft, radiator, fitted carpet and doors leading to the 3 remaining Bedrooms.

BEDROOM TWO 6.6m x 5.4m (max)

With dual aspect windows to the front & side elevations with gorgeous loch & mountain views, built-in wardrobes, built-in dressing table & drawers, 2 radiators, fitted carpet and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 3m x 2.1m

With white suite comprising corner jacuzzi bath with mixer tap, wash basin set in a vanity unit, WC, radiator, frosted window to the side elevation and fitted carpet.

BEDROOM THREE 4.5m x 3.5m (max)

With windows to the side elevation with superb views, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.1m x 1.7m

With white suite comprising shower enclosure, wash basin, WC, radiator and fitted carpet.

BEDROOM FOUR 3.4m x 3.2m

With window to the rear elevation, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.



EN SUITE SHOWER ROOM 3.1m x 1,5m (max)

With white suite comprising shower enclosure, wash basin set in a vanity unit, WC, radiator, window to the rear elevation and vinyl flooring.

DETACHED GARAGE 6.6m x 4.1m

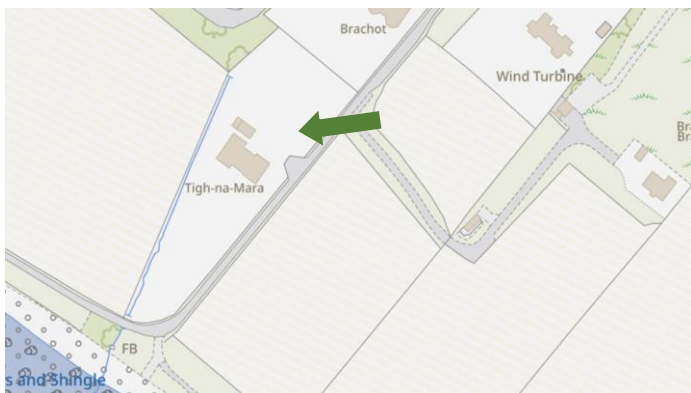
The garage sits to the rear of the property with power & lighting, concrete flooring and up & over metal door to the front.

GARDEN

The generous, well-maintained garden surrounds the property & extends to approximately ????. Benefiting from the most amazing views from every angle. The garden is fully enclosed with 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, there is a paved patio area leading out from the Conservatory. The rear garden houses a lean to Greenhouse and the detached Garage. The gravelled driveway and garage provide ample parking for multiple vehicles.



Boundary Plan



Tigh Na Mara, Onich



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, electricity & drainage

Council Tax Banding: G

EPC Rating: C70

Gross internal floor area (m²) 206

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 10 miles. Pass the Corran Ferry and continue for approx. 1.5 miles. On entering the 40 mile zone, at the corner turn right signposted for Cuilcheanna. Continue ahead, at the junction keep left. Continue ahead toward the loch, Tigh Na Mara is on the right-hand side and can be identified by the For Sale sign.

LOCATION

The area of Onich 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 as 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

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

