



Sula Bheinn

Corpach, Fort William, PH33 7LT

Guide Price £335,000

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PROPERTY

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Sula Bheinn is a beautifully presented detached Villa set in a stunning & elevated position with breathtaking, panoramic views of Ben Nevis, Loch Linnhe and the surrounding countryside and within easy walking distance of the famous Neptune's Staircase. With enclosed garden and Polytunnel, it will make a superb family home.

Special attention is drawn to the following :-

Key Features

- Impressive & spacious detached Villa
- Views towards Ben Nevis & Nevis Range
- Hallway, Lounge, Kitchen/Diner, Utility Room
- Conservatory, ground floor double Bedroom
- Shower Room, Upper Landing, Bathroom
- 2 Further extensive Bedrooms
- Excellent storage throughout including Loft
- Double glazed windows and external doors
- Underfloor heating to the ground floor
- Oil fired central heating
- Private Garden with Polytunnel & Shed
- Gravelled driveway with parking
- Wonderful family home
- No onward chain
- Only 10 minutes' commute to Fort William



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The lower accommodation comprises the Hallway, Lounge, Kitchen/Diner, Utility Room, Conservatory, double Bedroom and Shower Room

The First Floor boasts the Upper Landing, Bathroom and 2 further sizeable Bedrooms.

In addition to its picturesque location, Sula Bheinn is positioned to maximize the stunning views of the surrounding countryside. The property was built in 2014, benefits from underfloor heating to the ground floor with radiators to the first floor via a oil fired central heating system and has double glazed uPVC window and external doors.

Externally, the garden surrounds the property and is the perfect suntrap area to enjoy the amazing views. The driveway to the rear of the property provides ample private parking.

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

APPROACH

Via the shared sweeping driveway (shared with 2 other properties) leading up to Sula Bheinn. The driveway splits at the top between Sula Bheinn and 1 other property. The driveway leads to Sula Bheinn with gated entrance and parking to the rear. Entrance into the property is at the rear into the Hallway or at the front via a raised decking area and into the Conservatory.

HALLWAY 4.2m x 3.9m (max)

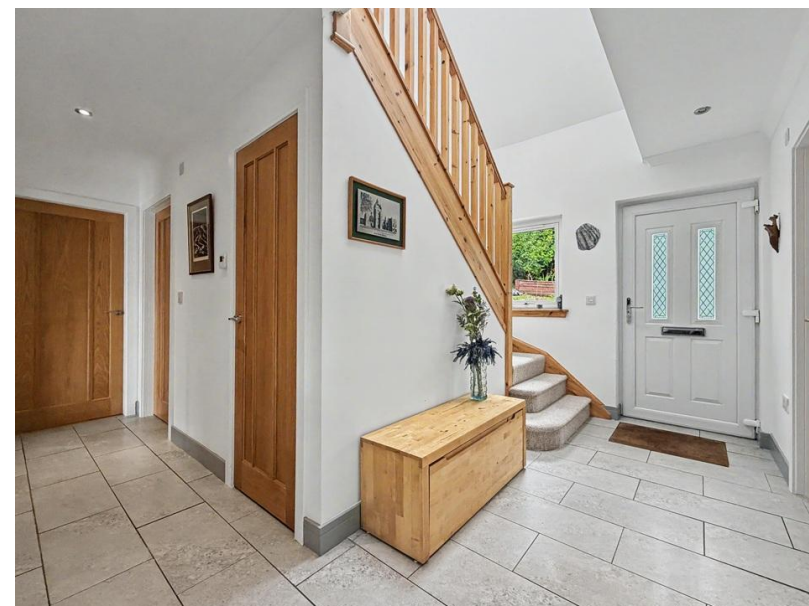
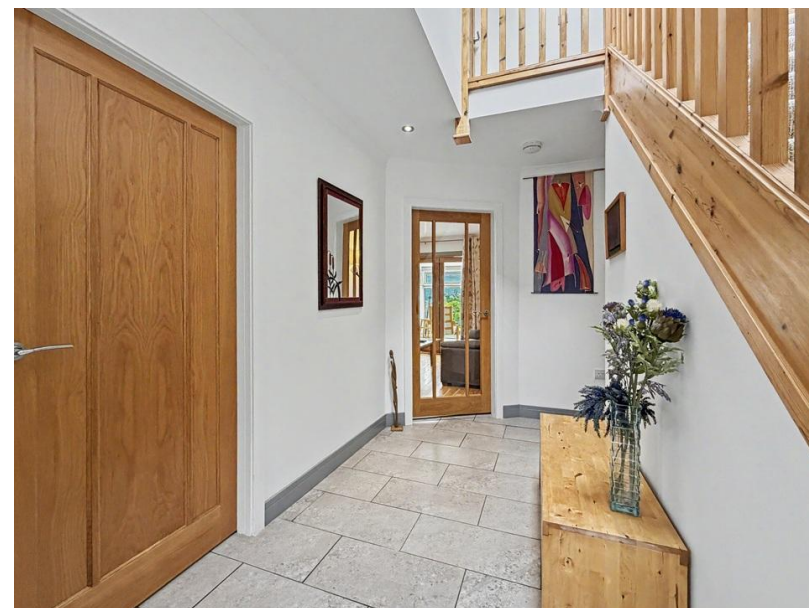
L-shaped with external door and window to the rear elevation, carpeted stairs rising to the first floor, storage cupboard, tiled flooring and doors leading to the Utility Room, Lounge, Kitchen/Diner, Shower Room and Bedroom One.

UTILITY ROOM 2.8m x 2.6m

With base units, complementary work surface over, stainless steel sink & drainer, washing machine, tumble dryer, freestanding fridge/freezer, large storage cupboards with sliding doors, window to the rear elevation and tiled flooring.

LOUNGE 4.4m x 4m (max)

With 2 windows to the side elevation, multi fuel stove set on an attractive tiled hearth, built in shelving unit, wooden flooring and triple-fold glass doors leading through to the Conservatory.



CONSERVATORY 6.8m x 2.5m

With wrap around picture window to the front & side elevations with unrestricted loch & mountain views, tiled flooring, semi-open plan to the Kitchen/Diner and external patio doors to the front elevation & further external door to the side elevation both external doors lead out onto the raised decking area and garden.

KITCHEN/DINER 6.9m x 3.2m

Fitted with a range of base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, LPG 2 ring burner, electric hob, double electric oven, 2 windows to the rear elevation, wooden flooring in the dining area, tiled flooring in the Kitchen area and door leading to the Hallway.

SHOWER ROOM 2.7m x 2m

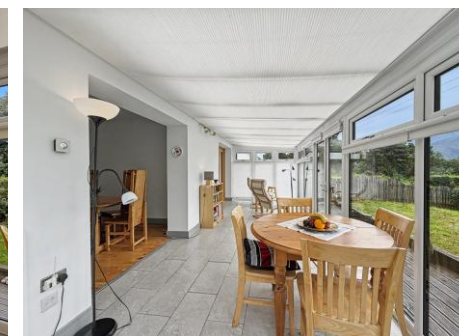
With white suite comprising shower enclosure, wash basin set in a vanity unit, WC, wall mounted mirror, heated towel rail, frosted window to the rear elevation and tiled flooring.

BEDROOM ONE 3.9m x 3.3m

With double built-in wardrobes with sliding doors, laminate flooring and patio doors leading out to the rear garden.

UPPER LANDING 3.9m x 2.6m

With 2 Velux windows to the rear elevation, storage cupboard housing the hot water tank, fitted carpet and doors leading to both upper-level Bedrooms and the Bathroom.



BEDROOM TWO 4.5m x 3.6m (max)

With 2 Velux windows to the front elevation taking full advantage of the amazing views, double built-in wardrobes with sliding doors, radiator and fitted carpet.

BEDROOM THREE 4.5m x 4.5m (max)

With 2 Velux windows to the front elevation with unrestricted loch & mountain views, double built-in wardrobes with sliding doors, radiator and fitted carpet.

BATHROOM 2.7m x 1.9m

With white suite comprising bath with shower over, wash basin & WC set in a vanity unit, built-in storage cupboard with shelving, heated towel rail, frosted window to the rear elevation and vinyl flooring

GARDEN

The enclosed garden surrounds the property, benefiting from the most amazing views towards Ben Nevis, Loch Linnhe, Fort William & surrounding countryside. The garden is fully enclosed with timber & wire fencing. The front garden is laid mainly with grass and planted with a variety of mature fruit trees, shrubs, bushes & seasonal planting. There is raised decking wrapping the front of the property with doors opening out on to from the Conservatory. The rear garden is on 2 levels, the upper level is again planted with a variety of trees, shrubs, bushes & fruit trees, has raised vegetable beds and houses a Polytunnel. There is a timber shed and a wood store in the side garden. The gravelled driveway provides ample parking.





Sula Bheinn, Corpach



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.

Council Tax: E **EPC Rating:** C78

Gross internal floor area (m²) 157

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.

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre and offers a well-stocked shop, local primary school, pub & hotel. A regular bus service operates between Corpach & Fort William.



DIRECTIONS

Travel from Fort William towards Mallaig on A830. Continue straight ahead for approx. 2 miles, travelling past the Caledonian Canal, Banavie, Tomonie & Badabrie. There is road sign for Corpach. On the right-hand side. The driveway for Sula Bheinn is the 3rd driveway on the right-hand side. Continue up the driveway to the top Sula Bheinn is the property on the left.

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.

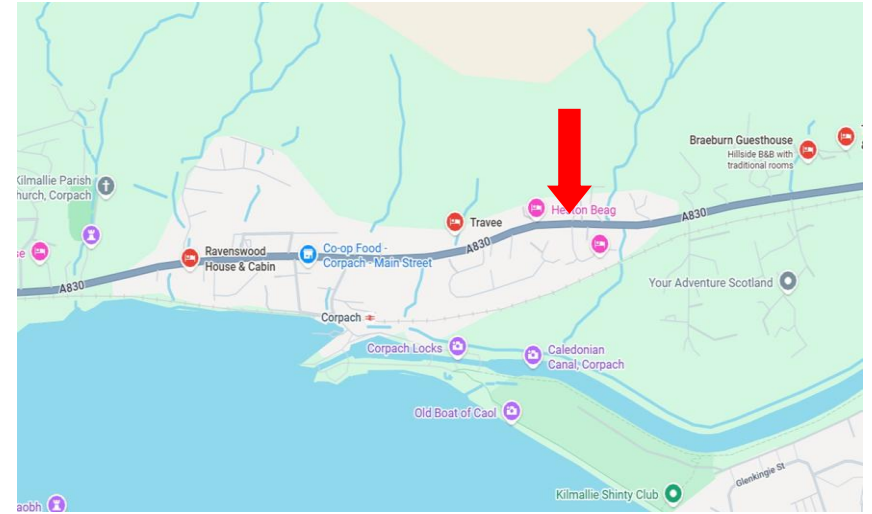
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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Nearby Caledonian Canal
Ben Nevis & surrounding countryside

