



Rivendell

Gairloch, Spean Bridge, PH34 4EQ

Guide Price £230,000

Fiuran
PROPERTY

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Rivendell is a lovely semi-detached 3/4 Bedroom House. Located near the Caledonian Canal in the picturesque hamlet of Gairloch, Spean Bridge and with views towards Ben Nevis & surrounding countryside. With garden to the front, side & rear, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spacious 3/4 Bedroom semi-detached House
- Unrestricted Countryside views
- Desirable rural location
- Porch, Hallway, Lounge,
- open plan Kitchen-Dining Room, Bathroom
- Utility Room, 3/4 double Bedrooms (1 en-suite)
- Double glazed windows, electric heating
- Kitchen appliances all included in sale
- Utility Room appliances all included in sale
- Excellent storage throughout, including Loft
- Private driveway with parking
- Caledonian Canal nearby
- Salmon fishing available locally
- Easy access to nearby Nevis Range
- Only 30 minutes' drive from town centre
- No onward chain



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The lower accommodation comprises of entrance Porch, Hallway, 3 double bedrooms (1 with en-suite Shower Room), Utility Room and family Bathroom.

The upper level boasts a bright Lounge with dual aspect windows taking advantage of the wonderful views, open plan Kitchen-Dining Area, Study/Bedroom. There is also a small Loft (suitable for storage).

In addition to its beautiful peaceful location, Rivendell offers spacious accommodation in a unique layout. The property is fully double glazed and benefits from electric central heating. There is private parking within the driveway.

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

APPROACH

Via the front garden and entrance at the side into the Porch or via at the rear into the Hallway.

PORCH 2m x 1m

With external door to the side elevation, tiled flooring and door leading to the Hallway.

HALLWAY 4.4m x 3.1m (max)

With carpeted stairs rising to the first floor, 2 under stair storage cupboards, fitted carpet and doors leading to the Utility Room, all ground floor Bedrooms and the family Bathroom.

BEDROOM ONE 3.5m x 3.2m (max)

With bay window to the front elevation, built-in wardrobe with sliding door, radiator and fitted carpet.

BEDROOM TWO 3.5m x 2.9m

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

BATHROOM 2.4m x 1.9m

With suite comprising bath with electric shower over, wash basin, WC, heated towel rail, frosted window to the side elevation and laminate flooring.



BEDROOM THREE 3.1m x 3m

With window to the rear elevation, radiator fitted carpet and door leading to the en-suite Shower Room.

EN SUITE SHOWER ROOM 3m x 0.8m

With suite comprising shower cubicle, wash basin, WC, heated towel rail, partially tiled walls, frosted window to the side elevation and laminate flooring.

UTILITY ROOM 2m x 1.2m

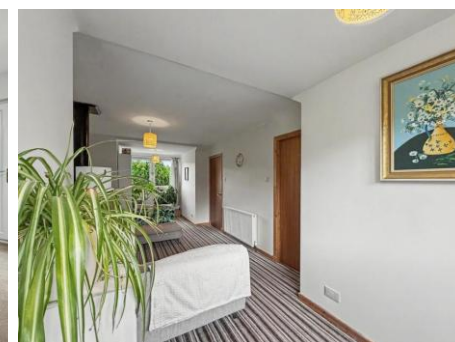
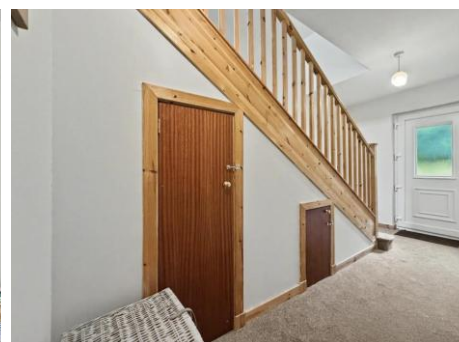
With sink, plumbing for washing machine, space for tumble dryer and laminate flooring.

KITCHEN-DINING ROOM 5m x 3.1 (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, electric cooker, extractor hood, dishwasher, fridge, freezer, space for dining furniture, tiled splash backs, radiator, vinyl flooring, hatch for Loft, Velux window to the rear elevation and door leading to the Lounge.

LOUNGE 8m x 3m

Bright & spacious room with dual aspect picture windows to the front & rear elevation taking full advantage of the unrestricted countryside views, attractive multi-fuel stove, radiator, fitted carpet and door leading to the Study/Bedroom Four.



STUDY/ BEDROOM FOUR 2.5m x 1.9m

With Velux window to the rear elevation and fitted vinyl flooring.

GARDEN

The garden to the front, side and rear of the property is enclosed by timber fencing and hedging trees. There is a shared raised decking area to the front of the property with a tarmac driveway with private parking. The rear garden is laid mainly with grass and is offset with gravel and paving slabs and houses a timber shed.

GAIRLOCHY

Gairloch is a small hamlet close to the Caledonian Canal in the Great Glen, with a population of approximately 150. Lying on the southern shores of Loch Lochy, a large freshwater loch in the district of Lochaber in the West Highlands of Scotland. Between 1803 and 1822, the Caledonian Canal was built, passing through Gairloch, over the original site of the River Lochy. Two locks were built for access onto Loch Lochy, but only one, the Upper Lock, is still in use. At the lower lock an end pivoted swing bridge and lock keepers' house is provided to carry the B8005 road and Great Glen Way over the canal. The River Lochy is one of the best-known salmon rivers in Scotland and there is also fishing available on the River Spean for an annual subscription.



Rivendell, Gairloch



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 water, electricity & drainage.

Council Tax: Band D

Gross internal floor area (m²) 115

EPC Rating: E48

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 head north on A82 towards Spean Bridge, continue towards Inverness, turn left after the Commando Memorial. Rivendell is approx. 1 & ½ miles along the road on the right-hand side 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 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.



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PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

