



PETER MURPHY & Co
ESTATE AGENTS



Cuiltean Cuiltean, Spean Bridge, PH34 4EQ Offers Over £360,000

Cuiltean offer a rare opportunity to purchase a spacious family home, located in the highly desirable hamlet of Gairloch, near to the village of Spean Bridge. Cuiltean is surrounded by colourful woodland grounds and with views over an unspoilt landscape to the Nevis range of mountains. Accommodation comprises; attractive entrance porch leading to the tastefully and recently decorated open plan lounge, dining room and kitchen. The lounge has large picture window to the front offering uninterrupted mountain views and ensuring plenty natural light reaches this welcoming living space There is a useful utility room off the kitchen with a door to the rear garden. There are four double bedrooms(two with en-suite shower rooms) and an attractive shower room. Externally to the front the gravel driveway offers plenty off street parking, with an area of lawn. The colourful rear garden is a blend of lawn and flowerbeds with an attractive area of decking for outside entertaining and relaxing.

ENTRANCE VESTIBULE

External door opens to the entrance vestibule with hanging and storage space. Door to lounge.

LOUNGE

The bright and welcoming lounge has a large window to front with outstanding mountain views and a stone fireplace as it's focal point. The lounge is open plan to the dining area and kitchen.



DINING AREA

The dining area offers ample space for formal dining.



KITCHEN

The modern and stylish kitchen has an excellent selection of wall and base units with contrasting worktops. Integral electric hob, double oven, extractor hood and dishwasher. Window overlooking the rear garden and door to utility room.



UTILITY/LAUNDRY ROOM

The utility room is plumbed for a washing machine and includes a selection of gloss white storage units. Door to rear garden.



BEDROOM 1

This double bedroom has a window to front and door to en-suite.



BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



BEDROOM 2

This double bedroom has 2 sets of fitted wardrobes and window to rear.



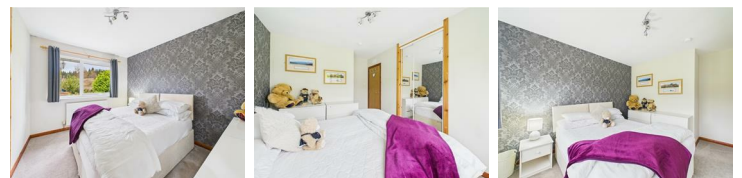
BEDROOM 2 EN-SUITE

The en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



BEDROOM 3

This double bedroom has a fitted wardrobe and window to rear.



BEDROOM 4

This double bedroom has a fitted wardrobe and window to rear.



SHOWER ROOM

The shower room includes wc, wash hand basin, heated towel rail and shower enclosure with mains shower. Opaque window to rear.



FRONT GARDEN

The front garden is laid to lawn. Gravel driveway for off street parking.



FRONT ELEVATION

REAR GARDEN

The colourful rear garden is a blend of lawn and flowerbeds with an attractive area of decking for outside entertaining and relax.



REAR ELEVATION



VIEWS



LOCATION

Gairloch is situated close to the River Spean and Caledonian Canal and offers a wide variety of scenic outdoor pursuits. Nearby Spean Bridge offers a range of amenities including a supermarket, eateries, a school, hotel, golf club and a railway station with links to Fort William, Glasgow and London. Nearby is the Nevis Range Mountain Resort with its world class mountain bike trails, gondola, snowsports and climbing, Fort William offers even more comprehensive facilities, along with the highland capital of Inverness and its busy airport. The A82 and A9 provide convenient road links. The unspoilt countryside provides a habitat for rare species of wildlife and there are delightful walks direct from the house.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band F

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



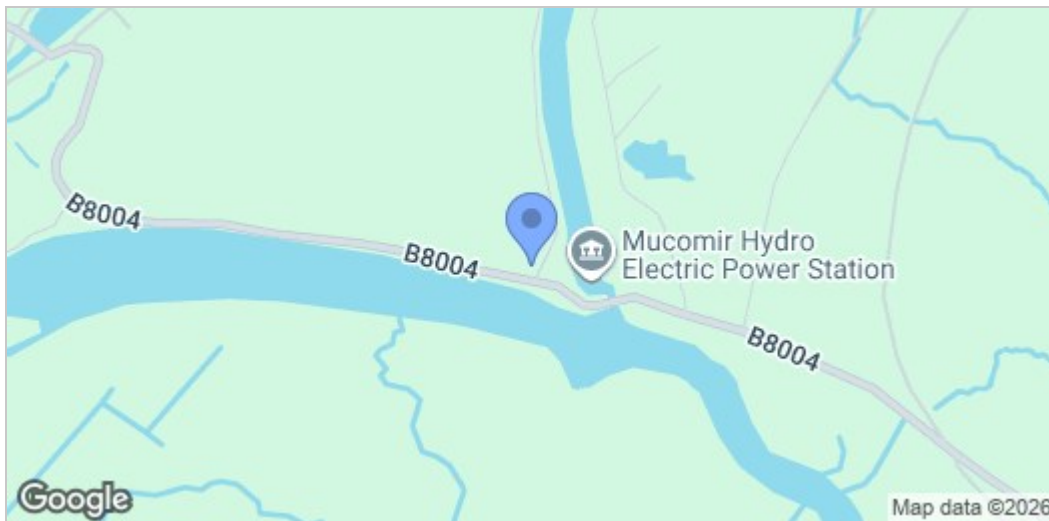
Approximate total area⁽¹⁾
130.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.