



Glas Bheinn

2 Monument Park, Strontian, PH36 4HZ

Guide Price £485,000

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PROPERTY

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2 Monument Park, Strontian, PH36 4HZ

Situated in the much sought after village of Strontian with a Westerly aspect and with wonderful views over Loch Sunart and surrounding countryside, Glas Bheinn is a spacious detached Bungalow with 4 Bedrooms. Glas Bheinn sits within sizeable garden grounds, together with a detached one Bedroom self-contained Annex. 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, well-maintained detached Bungalow
- Unrestricted views over Loch Sunart & beyond
- Peaceful rural location with amenities nearby
- Entrance Porch, Hallway, Lounge, Kitchen/Diner
- Sitting Room, Utility Room, Cloakroom, Bathroom
- Inner Hall & 4 double Bedrooms (1 with En Suite)
- Solid fuel stove in Lounge & oil-fired central heating
- Solar panels to the front elevation
- Double glazed windows & external doors
- Sizeable mature garden with various outbuildings
- Brick built pizza oven & greenhouse
- One Bedroom detached Annex
- Ample parking for multiple vehicles
- Wonderful family home
- Business potential
- Fantastic lifestyle opportunity



Situated in the much sought after village of Strontian with a Westerly aspect and with wonderful views over Loch Sunart and surrounding countryside, Glas Bheinn is a spacious detached Bungalow with 4 Bedrooms. Glas Bheinn sits within sizeable garden grounds, together with a detached one Bedroom self-contained Annex. This lovely property would make a superb family home, perfect holiday retreat, or an ideal investment purchase.

The accommodation comprises the Entrance Porch, Hallway, Lounge, Kitchen/Diner, Sitting Room, Utility Room, Cloakroom, Bathroom, Inner Hall and 4 double Bedrooms (1 with En Suite Bathroom). There is also a large Loft

In addition to its splendid location, Glas Bheinn benefits from a solid fuel stove in the Lounge and oil fired central heating. Externally, the generous, mature garden grounds surround the property taking full advantage of the amazing views.

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

APPROACH

Via the gravelled driveway and entrance at the front into the Entrance Porch or at the rear into the Inner Hall or the Utility Room.

ENTRANCE PORCH

With external door to the side elevation, dual aspect windows to the front & side elevations, tiled flooring and door leading to the Hallway.

HALLWAY

With 2 storage cupboards, radiator, access hatch to the Loft, wooden flooring and doors leading to the Lounge, Utility Room, Bedroom One, Bedroom Two, Bathroom and Inner Hall.

LOUNGE 5m x 4.5m (max)

With bay window to the front elevation taking advantage of the water & mountain views, shelved recess area, solid fuel stove, radiator, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 6.1m x 3.2m

Fitted with a range of base units, complementary surfaces over, Smeg Lpg Range cooker, sink & drainer, space for freestanding fridge/freezer, ample space for dining furniture, 3 windows to the rear elevation, radiator, engineered wooden flooring, semi-open to the Sitting Room and door leading to the Utility Room.

SITTING ROOM 6.4m x 4m

With windows to the front & side elevations with amazing views down Loch Sunart, 2 radiators, engineered wooden flooring and external patio doors leading out to the rear garden.

UTILITY ROOM 3.2m x 1.6m

With plumbing for washing machine, space for tumble dryer, vinyl flooring, door leading to the Cloakroom and external door leading out to the rear garden.

CLOAKROOM 2.4m x 1m

With window to the rear elevation, wash basin & WC, wall mounted cupboards and vinyl flooring.



BEDROOM ONE 3.1m x 3m

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

BEDROOM TWO 3.9m x 3m

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

BATHROOM 2.9m x 2.3m

With white suite comprising shower enclosure, bath, wash basin & WC, window to the side elevation, heated towel rail and vinyl flooring.

INNER HALL

With window to the side elevation, storage area, radiator, wooden flooring, doors leading to Bedroom Three, Bedroom Four and external door leading out to the rear garden.

BEDROOM THREE 4.4m x 3.4m

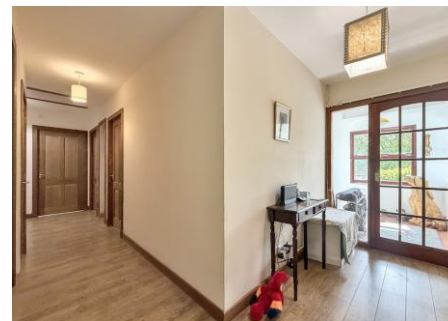
With window to the side elevation, radiator and fitted carpet.

BEDROOM FOUR 5.2m x 4.5m

With 2 windows to the rear elevation, radiator, fitted carpet and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 3.7m x 2m (max)

With white suite comprising shower enclosure, bath, wash basin & WC, heated towel rail and vinyl flooring.



GARDEN

The mature garden surrounds the property and has spectacular views over Loch Sunart and beyond. The front garden is on 2 levels. The lower level is enclosed with hedging plants and is laid with grass offset with mature trees, shrubs & bushes. The upper level is laid with gravel and provides parking for several vehicles. The lower rear garden is partly covered with a canopy, is laid with gravel and houses a brick-built pizza oven, the upper level houses a greenhouse. There is further parking within the rear garden. Various outbuildings/sheds are located around the property.

ANNEX

There is a one Bedroom detached Annex. The accommodation consists of a Lounge/Diner, Kitchen, double Bedroom and Bathroom.

STRONTIAN

Strontian sits at the head of Loch Sunart. The village has a range of amenities, including shops, café, hotels, post office, doctor's surgery, fire station, churches, primary school and secondary school. Further facilities and amenities are available at Fort William, just 20 miles away. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities



The Annex



Glas Bheinn, Strontian



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, drainage & electricity

Council Tax: Band E

Gross internal floor area (m²) 173

EPC Rating: D65

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 follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 to Strontian (approx. 12 miles). On entering Strontian turn right where signposted at Monument Park. Glas Bheinn is the first property on the left 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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