



## Bellamuir

Inchree, Onich, Fort William, PH33 6SE

Guide Price £365,000

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PROPERTY

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Bellamuir is a substantial detached Villa with 4 Bedrooms. Located in the much sought after and very desirable, semi-rural village of Inchree. With westerly panoramic views over Loch Linnhe, Ardgour and mountains beyond and set in generous garden grounds and with garage, it will make a wonderful family home, ideal holiday home or a perfect buy-to-let investment.

Special attention is drawn to the following :-

## Key Features

- Lovely, detached Villa with 4 Bedrooms
- Stunning views over Loch Linnhe and beyond
- Entrance Hallway, Lounge, Dining Room, Kitchen
- Ground floor Bedroom, Shower Room
- Upper Landing, 3 further Bedrooms and Bathroom
- White goods included in sale
- Excellent storage throughout
- Multi fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Substantial private garden grounds
- Garage with power & lighting
- Driveway with ample parking
- No onward chain





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The ground floor accommodation comprises Hallway, Lounge, Dining Room, Kitchen, double Bedroom and Shower Room.

The upper level accommodation offers the Upper Landing, 3 further double Bedrooms and the family Bathroom.

In addition to its impressive, picturesque location, Bellamuir occupies a sizeable plot and is positioned to maximize the stunning unrestricted loch and mountain views.

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

#### **APPROACH**

Via the shared gravelled driveway and entrance at the rear into the Hallway or at the side into the Kitchen.

#### **HALLWAY** 4.8m x 3m (max)

With external door and 2 windows to the rear elevation, carpeted stairs rising to the first floor, 3 storage cupboards, 2 radiators, tiled flooring and doors leading to the Dining Room, Bedroom 1 and the Shower Room.

#### **DINING ROOM** 4.5m x 3m

Semi-open plan to the Lounge, with wall mounted shelving, radiator, French doors leading out to the paved terraced patio, tiled flooring, steps leading down to the Lounge and door leading to the Kitchen.

#### **LOUNGE** 6.6m x 4.5m

Semi-open plan to the Dining Room, 2 windows to the front elevation, further window to the side all taking full advantage of the amazing loch and mountain views, multi fuel stove, radiator and tiled flooring.

#### **KITCHEN** 6.4m x 3.8m

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, Lpg gas hob with stainless steel extractor hood over, electric double oven, splash backs, fridge/freezer, dishwasher, washing machine, breakfast bar with 2 bar stools, radiator, dual aspect windows to the rear & side elevations, tiled flooring and external door leading out to the side garden.



**BEDROOM ONE** 3.4m x 3.4m

With window to the front elevation, built-in wardrobe, radiator and laminate flooring.

**SHOWER ROOM** 2.3m x 2.2m

With white suite comprising shower cubicle, WC & wash basin, radiator, frosted window to the rear elevation, tiled walls and tiled flooring.

**UPPER LANDING** 4.8m x 1.6m

With Velux window to the front elevation, large walk-in storage cupboard (1.7m x 1.6m), hatch access to the Loft, radiator, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

**BEDROOM TWO** 5.6m x 4.9m

With window to the front elevation with splendid loch & mountain views, Velux window to the side elevation, built-in wardrobe, fitted drawers, radiator and fitted carpet.

**BEDROOM THREE** 3.7m x 3.4m

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

**BEDROOM FOUR** 3.8m x 3.3m

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

**FAMILY BATHROOM** 3m x 2.7m

With white suite comprising bath, shower cubicle, WC & wash basin, radiator, cupboard housing the hot water tank, Velux window to the rear elevation, tiled walls and tiled flooring





## GARDEN

The sizeable garden grounds surround the property and offer loch & mountain views. The front & side gardens are laid mainly with grass offset with a variety of mature trees, shrubs, bushes. The rear garden is laid with gravel and provides private parking. The rear garden also houses a timber log store. The oil tank is housed to the side of the property.

## GARAGE

With up and over metal door to the front, 2 windows to the side, power, lighting and concrete flooring.

## LOCATION

The area of Inchree 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.



# Bellamuir, Inchree



*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  
Oil tank. Lpg bottles for gas hob

Council Tax Banding: F

EPC Rating: E47

**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. Passing the Corran Ferry on the right-hand side, continue ahead. At Inchree turn left (where our for-sale sign is located) follow the road ahead. At the restaurant, Roam West follow the driveway up the hill, continue up the driveway round to the left. Bellamuir is the last property 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](http://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. as part of its Money Laundering Policy.



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