



8 Burnside

Spean Bridge, PH34 4EE

Guide Price £315,000

Fiuran
PROPERTY

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8 Burnside is a very impressive, detached Bungalow with 2 Bedrooms, located in the popular village of Spean Bridge. With garden surrounding the property and private driveway, it would make a wonderful family home, ideal purchase for first-time buyers or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow
- Much sought after village location
- Entrance Porch, L-shaped Hallway
- Open plan Lounge, Diner, Kitchen
- Utility Room, 2 Bedrooms (1 En Suite)
- Excellent storage throughout
- Double glazed windows & doors
- Underfloor air source heating
- Private garden with timber shed
- Driveway with ample parking
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route
- No onward chain
- Vacant possession



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The spacious accommodation comprises the entrance Porch, Hallway, open plan Lounge/Diner/Kitchen, Utility Room, family Shower Room and 2 double Bedrooms (1 En Suite Shower Room).

There is a Loft which is accessed via a hatch in the Hallway.

In addition to its convenient location, 8 Burnside offers spacious accommodation in a convenient layout. The property is fully double glazed, benefits from underfloor air source central heating and is bought to the market without a forward chain.

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

APPROACH

From the front garden and entry into the Porch.

PORCH 1.5m x 1.4m

With external door & side window panel to the front elevation, fitted carpet and door leading to the Hallway.

HALLWAY 4m x 3m (max)

L-shaped with 2 storage cupboards, hatch access to the Loft, fitted carpet and doors leading to the Lounge, the Shower Room and both Bedrooms.

LOUNGE/DINER 6.5m x 4.2m

With vaulted ceiling & cathedral style windows to the front elevation, further windows to each side elevations, fitted carpet and open plan to the Kitchen.

KITCHEN 4.2m x 2.9m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, dishwasher, fridge/freezer, tiled splash backs, window to the rear elevation, cushioned flooring and door leading to the Utility Room.

UTILITY ROOM 3.2m x 2m

With base units, work surfaces over, stainless steel sink & drainer, tiled splash backs, plumbing for washing machine, tumble dryer, storage cupboard, cushioned flooring and external door leading out to the rear garden.

BEDROOM ONE 3.8m x 3.5m

With window to the front elevation, double built-in wardrobes, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.8m x 1.6m

With white suite comprising shower cubicle, wash basin & WC set in a vanity unit, heated towel rail, frosted window to the front elevation and tiled flooring.



BEDROOM TWO 3.6m x 3.1m

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

SHOWER ROOM 2.5m x 1.9m

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

EXTERIOR

The garden surrounds the property and is laid with a mixture of grass, paving slabs, gravel and tarmac. The rear garden houses a timber shed. The driveway to the side of the property provides ample private parking.

SPEAN BRIDGE

Spean Bridge is just 10 miles from Fort William. The area offers a range of amenities to include a supermarket, café, hotels, a church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. The secondary school is in Fort William, which is accessed by a school bus. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.



8 Burnside, Spean Bridge



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: Band E

EPC Rating: C74

Gross internal floor area (m²) 93

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 travel north on the A82 to Spean Bridge. At Spean Bridge turn right onto the Roy Bridge Road, A86. Continue ahead for approximately ½ mile. The turning for Burnside is on the left-hand side. Number 8 is the second 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.

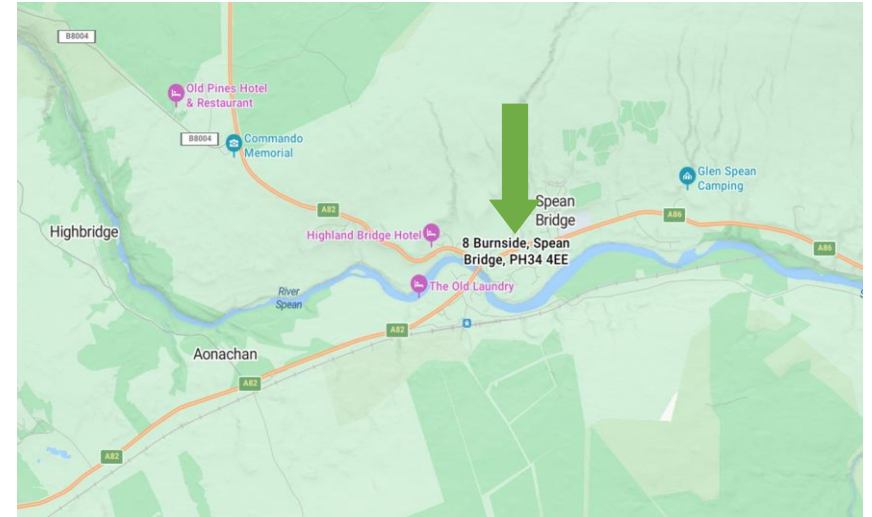
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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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