



KAIRAM | BANAVIE | FORT WILLIAM | PH33 7LY



GUIDE PRICE £525,000

Situated a short walk from the banks of the Caledonian Canal, Kairam forms a substantial modern detached property with an integral garage, carport and detached workshop/garage, enjoying stunning views spanning from Ben Nevis to the surrounding mountains. In immaculate order, this contemporary property offers a fantastic open-plan living area, capitalising on the views. The room features a double-sided fire, a high-end fitted kitchen with integral appliances, and access to the front patio area. A bespoke staircase with glass balustrades leads to the upper level and bedrooms. All shower rooms and bathrooms are finished to an equally high standard, and the property is presented in immaculate condition throughout. The property benefits from a ground source heat pump, underfloor heating to the ground level, zoned climate control, and double glazing. The sale offers a fantastic opportunity to purchase a modern property, ideal as a family home or indeed an investment opportunity.

Kairam is located in the desirable village of Banavie, on the outskirts of Fort William, in the heart of the Scottish Highlands. Set close to the banks of the Caledonian Canal, the area enjoys stunning scenery while remaining conveniently placed for access to the amenities of Fort William town centre. Banavie is well known for Neptune's Staircase and offers excellent access to outdoor pursuits including walking, cycling and water sports. Fort William, often referred to as the 'Outdoor Capital of the UK', provides a wide range of shops, restaurants and leisure facilities, along with primary and secondary schooling. The area also benefits from rail and bus links connecting to Inverness, Glasgow and beyond.

- Stunning, Modern, Detached Property
- Most Desirable Location with Views to Ben Nevis
- Open-Plan Living Area with Feature Stove
- 5 Bedrooms (Principal En-Suite)
- Bathroom & 2 Shower Rooms
- Study
- Utility Room
- Double Glazing & Ground Source Heat Pump
- Garden
- Integral Garage, Carport & Workshop/Garage
- EPC Rating: C 76



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Accommodation

Entrance Vestibule 2.0m x 1.5m

With composite entrance door with glazed panels. Tiled flooring. Door to integral garage and glazed door with panels to hallway.

Integral Garage 8.6m x 4.3m

With electric up and over door. Window to rear. Housing heating system.

Hallway 5.6m x 4.0m

L-shaped, with full length window to side. Built-in cupboard. Feature oak and glass staircase to upper level. Tiled flooring. Doors to lounge, kitchen and dining area and bathroom.

Lounge, Kitchen and Dining Area

Lounge 6.0m x 4.3m

With full length windows to view and window to side. Feature wall mounted, double sided, fire. Tiled flooring.

Kitchen and Dining Area 6.6m x 5.2m

With windows to view and side. Fitted with gloss white kitchen units and breakfast bar offset with granite effect work surfaces. Belling range cooker with chimney hood over. Stainless steel sink unit. Integral fridge and dishwasher. Tiled splashback. Built-in seating area. French doors to front patio area. Tiled flooring. Glazed door to utility room.

Utility Room 2.9m x 2.6m

With window to side. Fitted with gloss white kitchen units offset with granite effect work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in cupboard. Tiled flooring. Door to shower room.

Shower Room 3.0m x 1.8m

With frosted window to side. Fitted with white coloured suite of WC, wash hand basin set on vanity unit and walk-in shower with dual headed mains shower over. Fully tiled.

Bathroom 3.5m x 1.8m

With frosted window to side. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and bath. Tiled splashback. Tiled flooring.

Upper level

Landing

With Velux window to side. Three built-in cupboards. Doors to bedrooms and shower room.

Principal Bedroom 4.6m x 4.1m

With window to view and side. Built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 2.4m

With frosted window to side. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and tiled shower cubicle with mains dual headed shower over. Heated towel rail. Tiled splashback.

Bedroom 4.0m x 2.8m

With window to view. Built-in wardrobe.

Bedroom 4.0m x 2.8m

With window to view. Built-in wardrobe.

Study 2.4m x 1.6m

With Velux window to rear.

Shower Room 2.7m x 1.3m

With Velux window to side. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and tiled shower cubicle with mains shower over. Heated towel rail. Tiled splashback.

Bedroom 4.4m x 3.5m

With window to side. Built-in wardrobes.

Bedroom 4.3m x 2.9m

With window to rear. Built-in wardrobes.

Workshop/Garage 7.8m x 4.6m

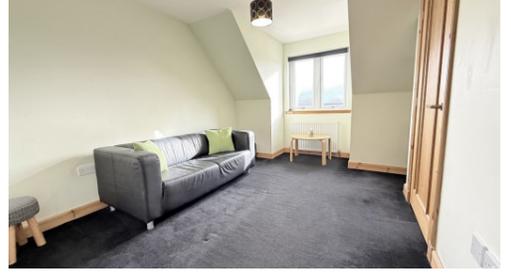
With roller door. Light and power. Entrance door to side.

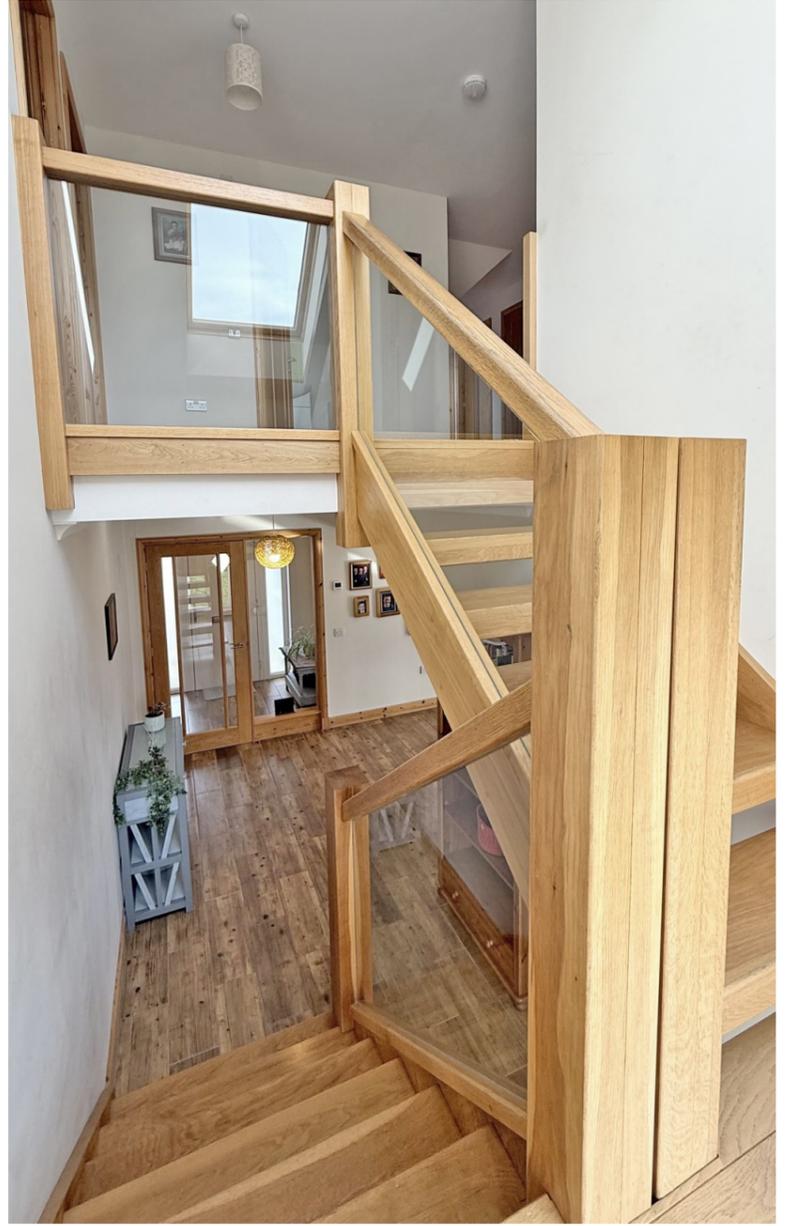
Garden

The property is approached via a shared driveway providing access to a generous parking area, a garage, and an additional workshop/garage to the rear. The front garden is mainly laid to lawn and complemented by a patio seating area, perfectly positioned to enjoy the stunning surrounding views. Further benefits include a garage, carport, and workshop/garage located to the rear of the property, offering excellent storage and workspace potential.

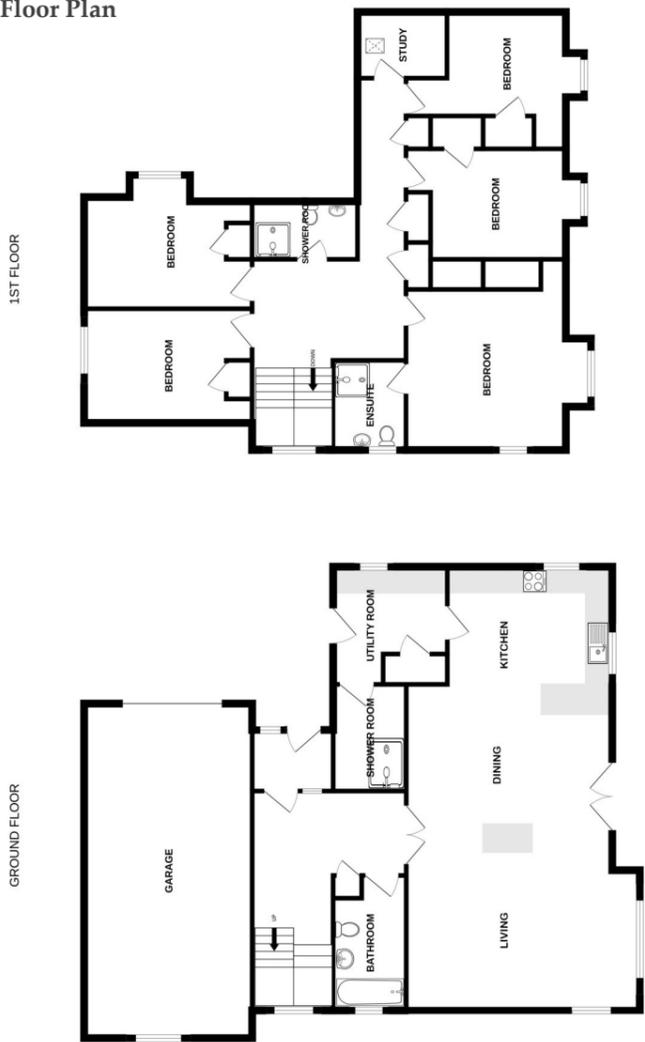
Travel Directions

From Fort William town centre, continue North on the A82 road for around 3 miles to the traffic lights before the Shell Petrol Station. Turn left sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station and cross the bridge over the Caledonian Canal. Turn immediately right on to the B8004 for Banavie & Gairloch. Follow this road for just over 1 mile and the property is on the left hand side.





Floor Plan



Title Plan

The area outlined red is included in the sale.



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