



Braeburn

Badabrie, Banavie, Fort William, PH33 7LX

Guide Price £680,000

Fiuran
PROPERTY

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Braeburn is a beautifully presented & spacious 5 Bedroom detached Villa, together with a 2 Bedroom self-contained Apartment. Set in a wonderful elevated position, the property boasts stunning views across Loch Linnhe towards Fort William and mountain views towards Ben Nevis & the surrounding countryside. Set in well-maintained garden grounds, it would make a wonderful family home with the opportunity of running a successful letting business.

Special attention is drawn to the following:-

Key Features

- Immaculate 5 Bedroom detached Villa
- 2 Bedroom self-contained letting apartment
- Wonderful loch and mountain views
- Currently run as a very successful Bed & Breakfast
- Business furniture & furnishings included
- Entrance Vestibule, Lounge/Dining Room, Hallway
- Laundry Room, Inner Hallway, Kitchen/Diner
- Utility Room, WC, rear Porch, Upper Landing
- 5 Bedrooms all with En Suite Shower Rooms
- Attractive wood burner in Lounge
- Double glazed windows & Oil central heating
- Well-maintained mature garden with shed
- Ample parking for multiple vehicles
- Neptune's Staircase only 15 minutes' walk away
- 10 minutes commute to Fort William by car
- Wonderful family home with business opportunity



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The lower accommodation comprises entrance Vestibule, Lounge/Dining Room, Hallway, Laundry Room, 2 double Bedrooms with En Suite Shower Rooms, Inner Hallway, Kitchen/Diner, Utility Room, WC, and rear Porch.

The upper level comprises a landing area, 3 further double Bedrooms all with En Suite Shower Rooms.

The self-contained Apartment is over 2 levels - the lower level offers the entrance Hallway, Kitchen, 2 double Bedrooms, and Shower Room. The upper level provides a Lounge/Dinner with picture windows taking advantage of the wonderful views.

In addition to its breathtaking location, this property is fully double glazed and benefits from oil central heating. It is set within attractive mature grounds which have been well maintained. There is a tarmac driveway providing ample parking for multiple vehicles.

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

APPROACH

Via the sweeping tarmac driveway at the rear of the property and entrance at the front into the Entrance Vestibule or at the rear into the rear Porch.

ENTRANCE VESTIBULE 4.1m x 1.9m

Bright, spacious and welcoming entrance Vestibule, with window to the front elevation, laminate flooring, and double glazed doors leading to the Lounge/Dining room.

LOUNGE/DINING ROOM 8.3m x 7m (max)

With window to the front elevation taking full advantage of the wonderful views, attractive LPG gas operated stove, 3 radiators, fitted carpet, and door leading to the Hallway.

HALLWAY 6.2m x 3.8m

Split level Hallway with carpeted stairs leading to the main Hallway and upper level, large storage cupboard, radiator, fitted carpet, and doors leading to the Laundry Room, Bedroom 1, Bedroom 2, and the Inner Hallway

BEDROOM ONE 4.7m x 4.4m (max)

With window to the front elevation, radiator, laminate flooring, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 1.9m

With white suite comprising large shower cubicle, WC & wash basin set in a vanity unit, frosted window to the side elevation, radiator, and laminate flooring.



BEDROOM TWO 4.4mx 2.6m (max)

With window to the side elevation, radiator, laminate flooring, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 1.6mx 1.6m

With white suite comprising large shower cubicle, WC & wash basin set in a vanity unit, heated towel rail, and laminate flooring.

LAUNDRY ROOM 4.9m x 3.1m

With window to the side elevation, shelving unit, radiator, and laminate flooring.

INNER HALLWAY 3.8m x 3m (max)

With large storage cupboard, radiator, vinyl flooring, doors leading to the Kitchen/Diner, WC, and open to the rear Porch.

KITCHEN/DINING ROOM 6.7m x 6.2m (max)

With dual aspect windows to the side & rear elevations, fitted with a range of modern base, wall mounted & tall units, complementary work surfaces over, ceramic steel sink & drainer, electric Leisure Range cooker, stainless steel extractor hood, dishwasher, space for dining table, vinyl flooring, and opening leading to the Utility Room.

UTILITY ROOM 3.5m x 3.2m

With window to the rear elevation, 2 washing machines, 2 tumble dryers, stainless steel sink & drainer, free standing fridge/freezer, hot water tank, and vinyl flooring.

WC 2.7m x 1.2m

With white WC & wash basin, radiator, frosted window to the rear elevation, and laminate flooring.

REAR PORCH 1.3m x 1.2m

With external door leading to the rear garden, and laminate flooring.



UPPER LANDING 4.9m x 1.3m

With wooden banister, fitted carpet, and doors leading to the 3 upper level Bedrooms.

BEDROOM THREE 3.8m x 3.3m

With picture window to the front elevation with loch & mountain views, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 3.9m x 2.7m

With white suite comprising large shower cubicle, WC & wash basin, frosted window to the side elevation, radiator, and laminate flooring.

BEDROOM FOUR 3.9m x 3.3m (max)

With window to the front elevation with loch & mountain views, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 3.7m x 1.4m (max)

With white suite comprising shower cubicle, WC & wash basin, heated towel rail, and laminate flooring.

BEDROOM FIVE 6.3m x 3.9m (max)

With window to the front elevation with loch & mountain views, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.6m x 2m

With white suite comprising large walk-in shower cubicle, WC & wash basin set in a vanity unit, radiator, and laminate flooring.

GARDEN

The enclosed well maintained mature garden surrounds the property, laid mainly with grass and planted with trees, shrubs, bushes & seasonal planting. There is an attractive paved area to the to the front, perfect for garden furniture, for enjoying the amazing views and for dining alfresco. The tarmac drive leads from the rear of the property to ample parking area at the side.



SELF-CONTAINED APARTMENT

APPROACH

Via the tarmac driveway and entrance at the into the Hallway.

HALLWAY

With carpeted stairs rising to the upper level, window to the rear elevation, vinyl flooring, semi-open plan to the Kitchen, and doors leading to both Bedrooms, and the Shower Room.

KITCHEN 3.1m x 2.2m

With window to the rear elevation, fitted with a range of modern base units, complementary work surfaces over, stainless steel sink & drainer, electric oven & ceramic hob, extractor hood, fridge/freezer, dishwasher, and vinyl flooring.

SHOWER ROOM 2.1m x 1.3m

With wet room shower, WC & wash basin, heated towel rail and vinyl flooring.

BEDROOM ONE 3.1m x 3m (max)

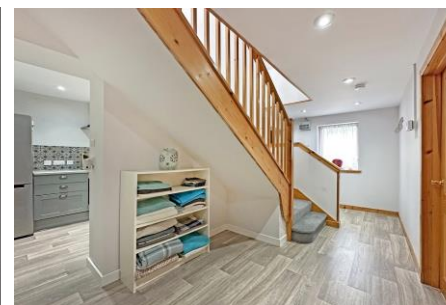
With window to the rear elevation, fitted wardrobe, and vinyl flooring.

BEDROOM TWO 3.3m x 3m (max)

With window to the front elevation, fitted wardrobe, and vinyl flooring.

LOUNGE 5.2m x 4.5m

With large picture window to the front elevation, further windows to the rear elevation, large storage cupboard, and vinyl flooring.



Braeburn, Badabrie



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

INFORMATION

Services: Mains water, electricity & drainage.
Oil Tank.

EPC Rating: D60

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

Travel from Fort William towards Mallaig on A830. Continue straight ahead passing over the Caledonian Canal for approx. ½ mile, and Badabrie is on the right-hand side. Continue up the hill, and Braeburn is on the right and can be identified by the Braeburn House sign.

LOCATION

Corpach is approximately 4 miles from Fort William Town Centre. Corpach offers a well-stocked shop with post office, local primary school, pub & hotel. A regular bus service operates between Corpach & Fort William..

LOCATION

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.

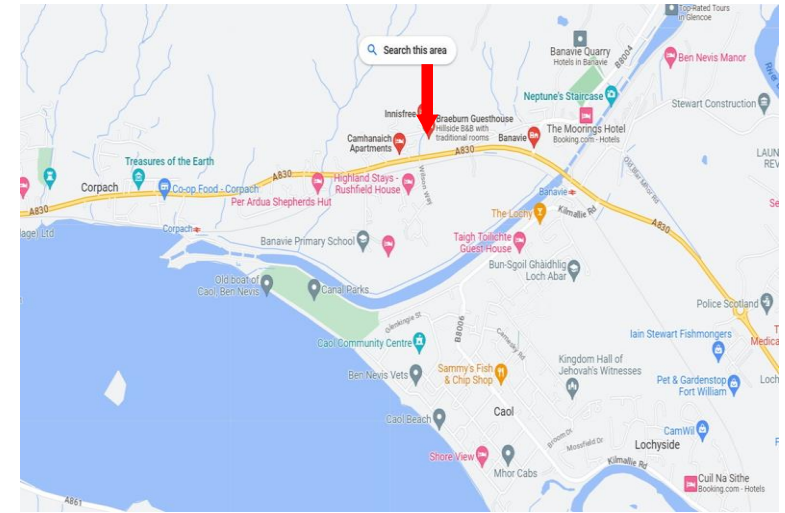
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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.



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PROPERTY

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