



Glasdrum House

Glasdrum Drive, Fort William, PH33 6DF

Guide Price £550,000

Fiuran
PROPERTY

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Glasdrum House is a beautifully presented & spacious detached Villa with 5 Bedrooms, together with a 2 Bedroom self-contained Apartment. Set in a wonderful elevated position, the property boasts stunning panoramic views across Loch Linnhe and to the Ardgour hills beyond. Nestled in approximately 2 acres of well-maintained garden grounds, it would make a wonderful family home, with the opportunity of running a letting business.

Special attention is drawn to the following:-

Key Features

- Immaculate 5 Bedroom detached Villa
- 2 Bedroom self-contained Apartment
- Recently renovated to a high standard
- Breathtaking views over Loch Linnhe & beyond
- Approximately 2 acres of private garden
- Porch, Sitting Room, Dining Room, Lounge
- Games Room with Bar, Office, Kitchen, Pantry
- Utility Room with Cloakroom, front Porch
- Store Room, Strong Room, Conservatory
- Upper Landing, 5 double Bedrooms, 2nd Office
- Family Bathroom, large Shower Room, WC
- Excellent storage throughout including Loft
- Attractive wood burner in Lounge
- Double glazed windows & oil central heating
- Detached garage with power & lighting
- Ample parking for multiple vehicles
- Within walking distance of the town centre
- Wonderful family home with business opportunity



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The lower accommodation comprises entrance Porch, Sitting Room, Dining Room, Lounge, Games Room with Bar, Office, Kitchen, large walk-in Pantry, Utility Room with Cloakroom, front Porch, Store Room, Strong Room, and Conservatory.

The upper level comprises an Upper Landing, 5 double Bedrooms, Office, Bathroom, WC, and extensive Shower Room.

The self-contained Apartment is over 2 levels - the lower level offers the entrance Hallway, Inner Hall, Lounge, Kitchen, Dining Room, and Shower Room. The upper level provides 2 double Bedrooms.

In addition to its spectacular and private south facing location, Glasdrum House dates back to around 1888 with extensions built on in more recent years, but retaining many original features. The property is fully double glazed and benefits from a dual heating system of oil and electric. It is set within extensive mature grounds, which have been well maintained. There is a private driveway providing ample parking for multiple vehicles, and which houses a detached garage.

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

APPROACH

Via the sweeping driveway, which leads to the rear of the property and entrance into the Porch.

PORCH 3.1m x 2.3m

Bright and welcoming entrance with window to the rear elevation, radiator, engineered tiled flooring, and doors leading to the Sitting Room, Kitchen and Utility Room.

SITTING ROOM 3.1m x 2.6m

With storage cupboard, internal window to the side elevation, radiator, engineered wood flooring, and open-plan to the Dining Room.

DINING ROOM 6.8m x 5.4m (max)

With wooden stairs rising to the first floor, under stair storage cupboard, windows to the front elevation taking advantage of the wonderful views, attractive feature fireplace, radiator, engineered wood flooring, and doors leading to the Utility Room, Lounge, and front Porch.

FRONT PORCH 2.3m x 1.4m

With dual aspect windows to the side elevations, tiled flooring, and external door leading to the patio, Conservatory, and front garden.

LOUNGE 6.9m x 3.6m

With windows to the front elevation with views over the front garden and scenic views beyond, double sided log burner, 2 radiators, engineered wood flooring, and doors leading to the Office, and Games Room.

OFFICE 3.4m x 3.1m

With window to the rear elevation radiator, engineered wood flooring, and door leading to the Games Room.

GAMES ROOM 8.3m x 4.8m

With dual aspect windows to the front & rear elevations, pool table, bar, double sided log burner, 2 radiators, and engineered wood flooring.

UTILITY ROOM 3,5m x 3m (max)

With storage cupboards washing machine, tumble dryer, radiator, engineered tiled flooring, and door to the WC.



WC 1.8m x 1m

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

KITCHEN/DINER 5.5m x 5.2m (max)

With windows to the rear elevations, fitted with an extensive range of newly fitted base units, complementary work surfaces over, centre island with under base units, ceramic sink, Excel Range oven with 5 ring gas hob, dishwasher, space for dining table, radiator, engineered tiled flooring, and doors leading to the walk-in Pantry and through to the Hallway leading to the Store Room, Strong Room, and private door to the self-contained Apartment.

WALK-IN PANTRY 4m x 2.9m (max)

With wall mounted shelves & base units, American style fridge/freezer, and engineered tiled flooring.

STORE ROOMS (2 Rooms) 4.2m x 3.1m (max)

With large secure cupboard, door leading to a second storage area which offers a variety of shelving, vinyl flooring, and vault door leading to the Strong Room.

STRONG ROOM 3.1m x 2.3m

With a variety of base units, secure safe, and vinyl flooring.

UPPER LANDING

With feature wooden balustrade & wooden split level stairs leading to the Bathroom, carpeted Upper Landing with doors leading to the Bedrooms 1, 2 & 3, access hatch to the Loft, and further door leading through to the Inner Landing to Bedrooms 4 & 5, Shower Room, and WC.

BATHROOM 3.6m x 2.4m (max)

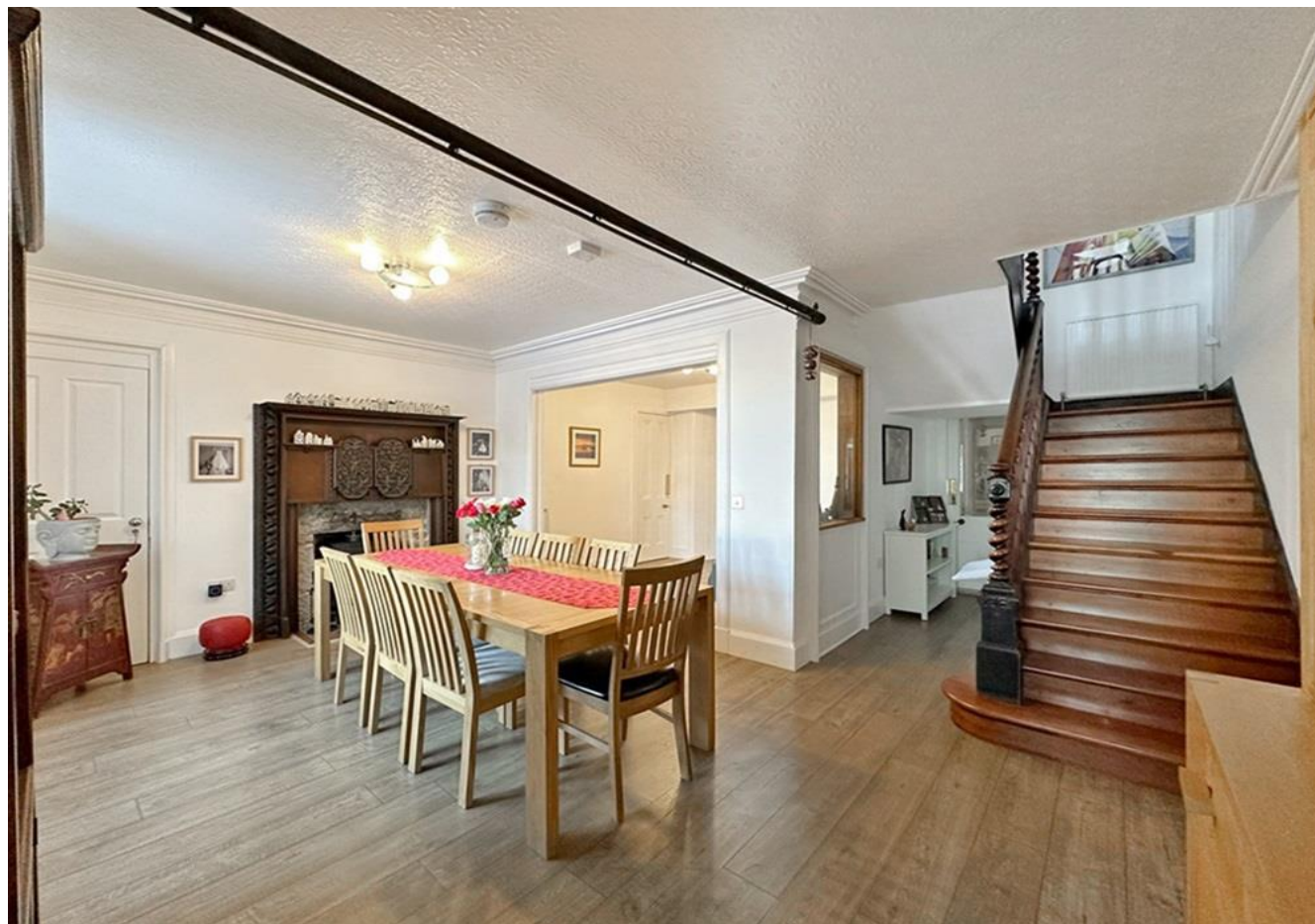
With white suite comprising free standing bath, WC & wash basin set in a vanity unit, wall units, heated towel rail, windows to the rear elevation, and laminate flooring.

BEDROOM ONE 3.2m x 3.1m

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

BEDROOM TWO 3.6m x 3.5m (max)

With window to the front elevation with loch & mountain views, radiator, and fitted carpet.



2nd OFFICE 4m x 2,3m (max)

With windows to the front elevation with superb views, 2 storage cupboards, radiator, laminate flooring.

BEDROOM THREE 3.6m x 2.9m

With window to the front elevation with loch & mountain views, radiator, and fitted carpet.

INNER LANDING

With fitted carpet, and doors leading to the Shower Room, WC, Bedroom 4 and Bedroom 5.

SHOWER ROOM 5.7m x 3.3m (max)

On 2 levels, the lower level comprising of WC & wash basin with wall units & shelves, the upper level offering a large walk-in shower cubicle, built-in cupboards with sliding doors, window to the rear elevation, and engineered tiled flooring.

WC 1.9m x 0.9m

With WC & wash basin, radiator, and vinyl flooring.

BEDROOM FOUR 4.7m x 4m

With windows to the rear elevation, large built-in wardrobes with sliding doors, radiator, and fitted carpet.

BEDROOM FIVE 4.7m x 4.3m (max)

With windows to the front elevation with spectacular views over the garden, loch & mountains beyond, large built-in wardrobes with sliding doors, storage cupboard, radiator, and fitted carpet.

GARDEN

The enclosed well maintained, mature garden surrounds the property and extends to approximately 2 acres. The front garden has an attractive raised terrace with Conservatory (3.1m x 3.1m), which takes in the stunning views over Loch Linnhe, Ardgour hills, and surrounding magnificent countryside. The remainder of ground is laid mainly with grass offset with mature trees, shrubs, and seasonal planting. With ample space for garden furniture, for enjoying the amazing views and for dining alfresco. The rear garden is laid with block paving and houses the detached garage which has power & lighting. The sweeping driveway leads to the rear of the property providing ample parking for multiple vehicles.



SELF-CONTAINED APARTMENT – being sold with all contents

APPROACH

Via the driveway at the rear of the property, and entrance into the Hallway.

HALLWAY

With external door to the rear elevation, radiator, tiled flooring, and door leading to the private Apartment.

KITCHEN 3.5m x 1.5m

With window to the front elevation, fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, extractor hood over, tiled splash backs, fridge/freezer, washing machine, radiator, tiled flooring, and door leading to the Inner Hall.

INNER HALL

With carpeted stairs rising to the first floor, fitted carpet, and door leading to the Lounge.

LOUNGE 4.5m x 3.7m (max)

With dual aspect windows to the front & side elevations, radiator, and fitted carpet.

DINING ROOM 3.6m x 2.5m

With fitted carpet, radiator, and external door leading to the front garden.

SHOWER ROOM 2.1m x 1.8m

With shower enclosure, WC & wash basin, and tiled flooring.

BEDROOM ONE 4.1m x 3.6m (max)

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

BEDROOM TWO 4.1m x 3.2m (max)

With dual aspect windows to the side & rear elevations, radiator, and fitted carpet.



Glasdrum House, Fort William



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.

Council Tax Banding G **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

From the west end roundabout in Fort William, proceed up Lundavra Road taking the left hand turning onto Argyll Terrace. From there take the right hand turning onto Glasdrum Road, and then first right onto Glasdrum Drive, the entrance to Glasdrum House can be identified by the for sale sign.



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.

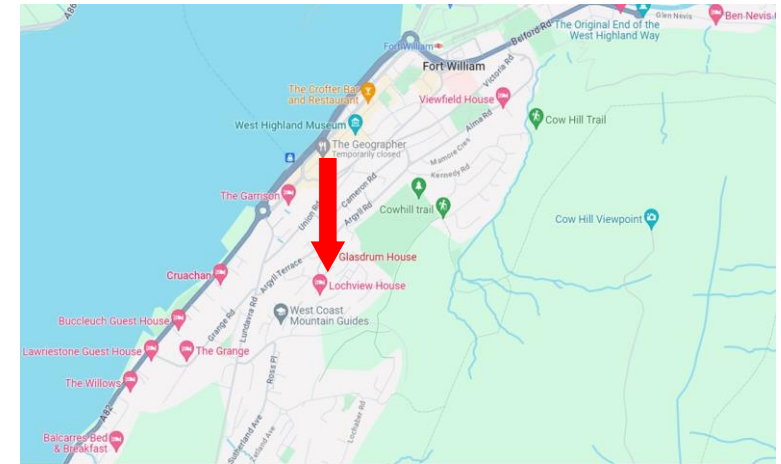
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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