



Suil Na Loch

Garvan, Fort William, PH33 7AW

Guide Price £220,000

Fiuran
PROPERTY

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Suil Na Loch is beautifully presented 2 Bedroom detached Bungalow, situation in an elevated position with stunning views overlooking Loch Eil and with magnificent mountain views beyond. With sizeable garden grounds, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 2 Bedroom detached Bungalow
- Panoramic views over the Loch Eil
- Peaceful rural location
- Hallway, Lounge, Kitchen/Diner, Shower Room
- 2 double Bedrooms (1 with En Suite Bathroom)
- Excellent storage including Loft space
- Double glazed windows
- LPG central heating
- Sizeable enclosed garden with amazing views
- Timber shed with power & lighting
- Driveway with parking for several vehicles
- Wonderful family home
- Idyllic holiday home
- Perfect buy-to-let investment



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The accommodation comprises spacious L-shaped Hallway with 2 storage cupboards, semi open plan Lounge-Kitchen-Diner, 2 double Bedrooms (1 with En Suite Bathroom) and a family Shower Room.

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

In addition to its beautiful and quiet rural location, this property is fully double glazed throughout and benefits from LPG central heating. Externally, there is a large garden surrounding the property, with wonderful loch and mountain views, a perfect suntrap area to enjoy the magnificent countryside. The sweeping private driveway provides ample parking for several vehicles.

GARVAN

Garvan is a small township on the south shore of Loch Eil and is approximately 14 miles drive away from Fort William. There is a regular passenger ferry sailing from Camusnagaul to Fort William and a local bus service operates to and from Fort William, and surrounding areas. Local schools are located in Fort William, Ardgour or Strontian.

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

APPROACH

Via the front garden and entrance into the Hallway or at the side into the Kitchen/Diner.

HALLWAY 4.1m x 3.7m (max)

L-Shaped with external door to the front elevation, 2 storage cupboards (1 housing the hot water tank), hatch for Loft, radiator, laminate flooring, doors leading to the open-plan Kitchen-Diner, both Bedrooms, and the Shower Room.

OPEN PLAN KITCHEN/DINER 5.4m x 3m

Fitted with a range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, LPG gas hob, dishwasher, plumbing for washing machine, space for dining table, 2 windows to the rear elevation, laminate flooring, and semi-open plan to the Lounge.

SEMI OPEN PLAN LOUNGE 4.2m x 3.6m

With window to the front elevation taking full advantage of the panoramic views over Loch Eil, radiator, and fitted carpet.

SHOWER ROOM 1.9m x 1.5m

With frosted window to the front elevation, white suite comprising of wet wall shower cubicle with mains shower, wash basin &, WC, and vinyl flooring.

BEDROOM ONE 4.3m x 3.3m

With window to the front elevation with wonderful views over Loch Eil, radiator, and fitted carpet.



BEDROOM TWO 4.3m x 3.3m

With window to the rear elevation, large built-in wardrobe with sliding doors, radiator, fitted carpet, and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 3m x 1.6m

With frosted window to the rear elevation, white suite comprising of bath with mains shower over, wash basin &, WC, and vinyl flooring.

BEDROOM TWO 4.3m x 3.3m

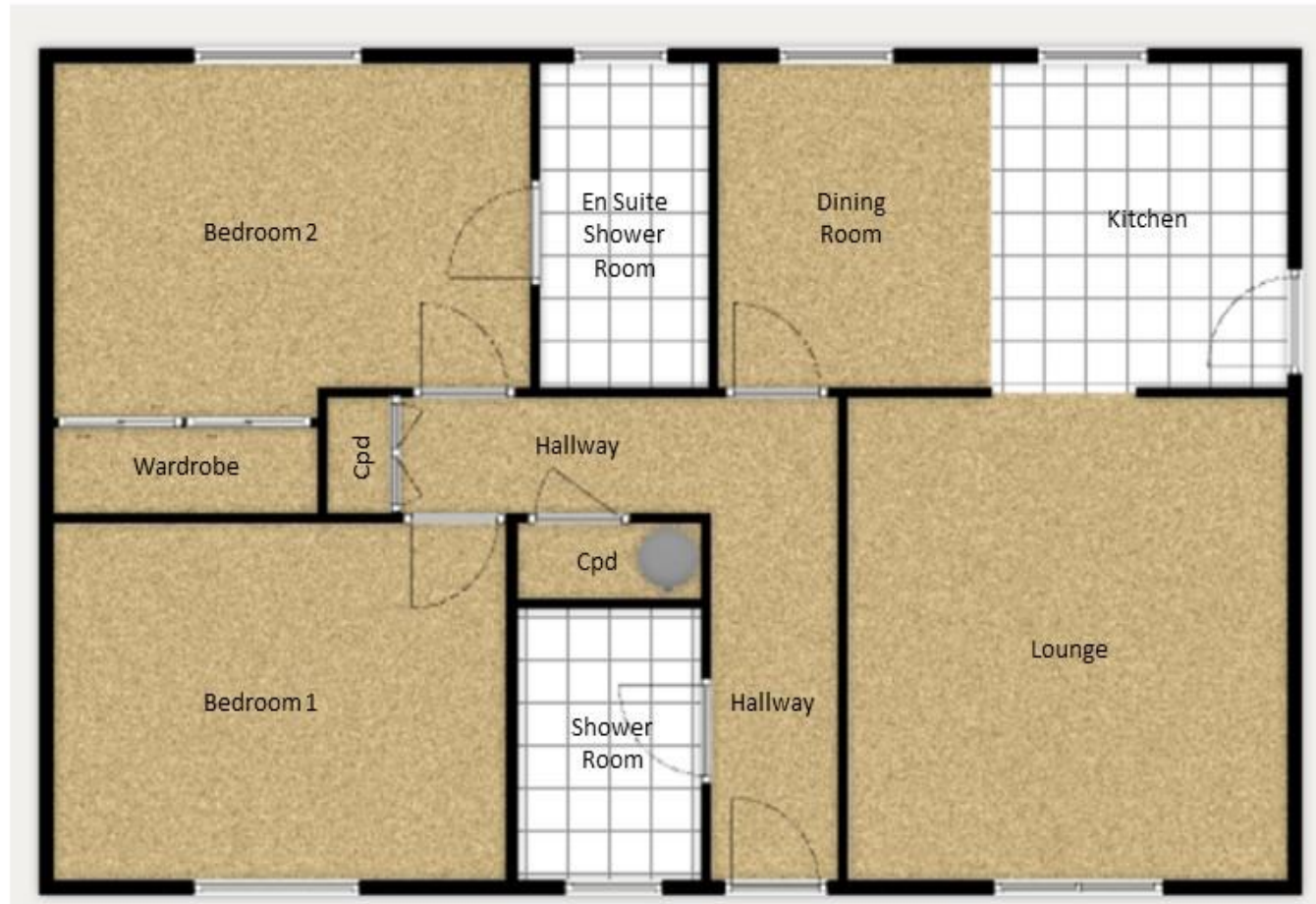
With window to the rear elevation, large built-in wardrobe with sliding doors, radiator, fitted carpet, and door leading to the En Suite Bathroom.

GARDEN

The sizeable enclosed garden surrounds the property, and is laid partly with grass and partly with gravel. There is a raised decking area to the side offering the perfect place for garden furniture and for relaxing whilst enjoying the elevated magnificent loch and mountain views. There is a hard standing area which is suitable for a hot tub. The rear garden houses a timber shed and LPG gas tank. The gravelled driveway provides ample parking for several vehicles.



Suil Na Loch, Garvan



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 water & electricity.
Drainage to private septic tank. LPG gas tank

Council Tax: Band **EPC Rating:** F38

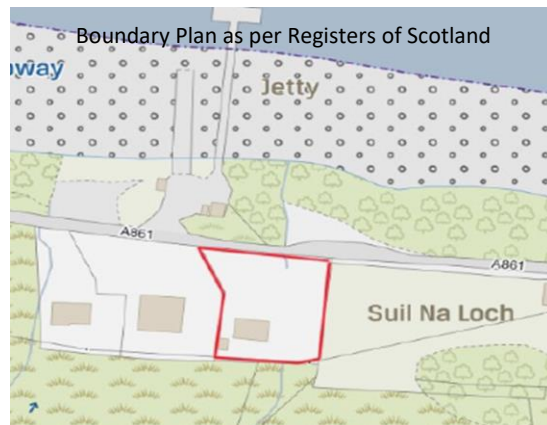
Local Authority: Highland Council

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.



LOCATION

This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.

DIRECTIONS

From Fort William take A830 signposted Mallaig, continue for approx. 11 miles. Turn left on to A861 signposted Strontian. Continue for approx. 3 miles. Suil Na Loch is located on the right and can easily be identified by the For Sale sign.

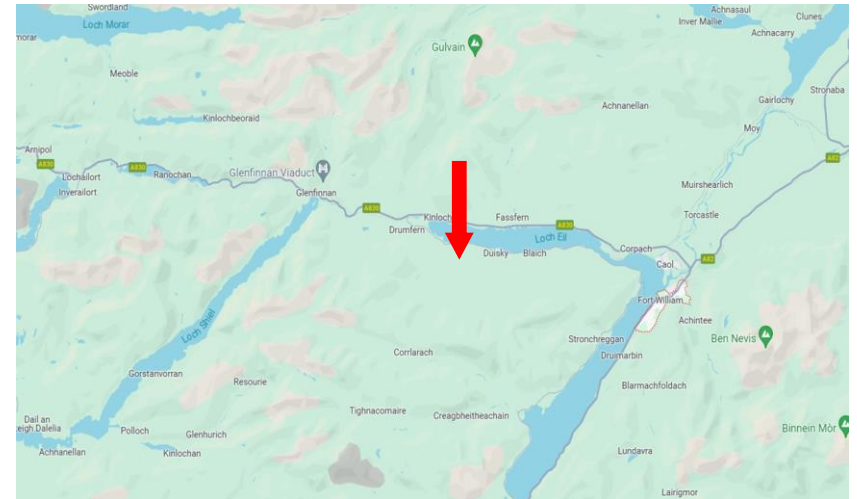
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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