



Crannoch

Crannoch Cottage

Crannoch & Crannoch Cottage

Nevis Bridge, Glen Nevis, Fort William, PH33 6PF

Offers Over £495,000

Fiuran
PROPERTY

Crannoch & Crannoch Cottage

Nevis Bridge, Glen Nevis, Fort William, PH33 6PF

Crannoch is a beautifully presented & substantial detached House with 5 Bedrooms, together with Crannoch Cottage being a 2 Bedroom detached self-contained Cottage, which is currently run as a very successful letting business. Situated in the picturesque area of Glen Nevis, at the foot of Ben Nevis, and within walking distance of Fort William town centre, it would make a wonderful family home with good business potential.

Special attention is drawn to the following:-

Key Features

- Spacious 5 Bedroom detached House
- Plus 2 Bedroom self-contained letting Cottage
- Views of Ben Nevis & stunning surrounding countryside
- Beautifully presented and in-walk in condition
- Main House – Porch, Hallway, Lounge, Dining Room
- Kitchen, Utility Room, ground floor Bedroom, Bathroom
- Upper Landing 4 Bedrooms & Shower Room
- Attractive wood burner stove in Lounge
- Cottage – Hallway, open plan Lounge/Diner
- Kitchen, 2 Bedroom & Shower Room
- Contents of cottage available under negotiation
- Double glazed windows & electric central heating
- Solar panels supplying electricity to the National Grid
- Well-maintained garden with River Nevis to the rear
- 3 timber sheds & workshop with power & lighting
- Separate private driveways for main house & cottage
- Only 10 minutes' walk to Fort William town centre
- Wonderful family home with letting business potential
- Vacant possession - October 2024



Crannoch is a beautifully presented & a substantial detached House with 5 Bedrooms, together with Crannoch Cottage being a 2 Bedroom detached self-contained Cottage, which is currently run as a very successful letting business. Situated in the picturesque area of Glen Nevis, at the foot of Ben Nevis, and within walking distance of Fort William town centre, it would make a wonderful family home with business potential.

Crannoch - accommodation over 2 floors comprises of the entrance Porch, spacious Hallway, Lounge, Dining Room, modern Kitchen, Utility Room, 1 double Bedroom, Bathroom, Upper Landing, 4 further double Bedrooms and Shower Room. There is also a Loft space.

Crannoch Cottage currently holds a licence to trade under the new Scottish letting legislation (new owners would need to reapply for their own licence as this does not transfer with the property under said legislation) – the accommodation offers the Kitchen, Hallway, Lounge/Diner, 2 Bedrooms and Shower Room.

In addition to its beautiful location, this property is in walk-in condition and benefits from electric heating, solar panels providing free electricity, along with 10 years income exporting to the grid & double glazed windows. Set within attractive garden grounds above the River Nevis, which have been well maintained and which house 3 timber sheds & a workshop. The private driveways provide ample parking for multiple vehicles.

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

APPROACH

Entrance to Crannoch is via the block paved driveway and entry at the front into the Porch or at the rear into the Utility Room. Crannoch Cottage has a private gravelled driveway and entrance is at the front into the Kitchen.

Crannoch

PORCH 2m x 1m

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

HALLWAY 5.1m x 2.8m (max)

With carpeted stairs rising to the first floor, large storage cupboard, radiator, wooden flooring and doors leading to the Lounge, Dining Room, Kitchen, Bedroom 1 and family Bathroom.

LOUNGE 5.1m x 4.8m

With triple aspect windows to the front & both side elevations, attractive log burner stove set on a slate hearth, radiator and fitted carpet.

DINING ROOM 3.6m x 2.6m

With window to the side elevation, radiator, wooden flooring and semi-open plan to the Kitchen.

KITCHEN 4.8m x 3.5m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven & hob, stainless steel extractor hood over, plate warmer, integrated fridge, integrated dishwasher, splash backs, dual aspect windows to the side & rear elevations, radiator, understairs storage cupboard, tile effect cushioned flooring and door leading to the Utility Room.

UTILITY ROOM 2.3m x 1.8m

With wall mounted units, work surfaces, plumbing for washing machine, space for tumble dryer, tile effect cushioned flooring and external door leading to the rear garden via a covered area leading to the workshop.



BEDROOM ONE 4.9m x 3m

With dual aspect windows to the front & side elevations, built-in double wardrobes and fitted carpet.

BATHROOM 2.9m x 1.6m

With modern white suite comprising bath with shower over, WC & wash basin set in a vanity unit, frosted window to the rear elevation, heated towel rail and vinyl flooring.

UPPER LANDING 5.2m x 4.8m (max)

With large storage cupboard (housing the hot water tank), hatch access to Loft, fitted carpet, and doors leading to the 4 upper level Bedrooms and Shower Room.

BEDROOM TWO 4.9m x 4.8m

With windows to the front elevation, Velux window to the side elevation, built-in double wardrobes, panel heater and fitted carpet.

BEDROOM THREE 3.5m x 2.6m

With window to the side elevation, built-in wardrobe, panel heater and fitted carpet.

BEDROOM FOUR 4.8m x 3.5m

With window to the rear elevation, Velux window to the side elevation, built-in wardrobe, panel heater and fitted carpet.

BEDROOM FIVE 4.8m x 3m

With dual aspect windows to the front & side elevations built-in wardrobe, panel heater and fitted carpet.

LOFT

There is a partially floored Loft which is accessed from the Upper Landing.

Crannoch Cottage

KITCHEN 3.1m x 2.8m

With external door to the front elevation, fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, stainless steel extractor hood over, splash backs, plumbing for washing machine, panel heater, laminate flooring and door leading to the Hallway.



HALLWAY 2.2m x 2m (max)

With large storage cupboard (housing the hot water tank), wooden flooring semi-open plan to the Lounge/Diner and doors leading to Bedroom One and the Shower Room.

BEDROOM ONE 3.1m x 1.7m

With window to the side, built-in wardrobe, panel heater and wooden flooring.

SHOWER ROOM 2.1m x 1.7m

With white suite comprising walk-in shower cubicle, WC & wash basin heated towel rail, and tile effect vinyl flooring.

LOUNGE/DINER 4.8m x 4.2m (max)

With window to the front elevation, panel heater, wooden flooring and door leading to Bedroom Two.

BEDROOM TWO 2.8m x 2.6m (max)

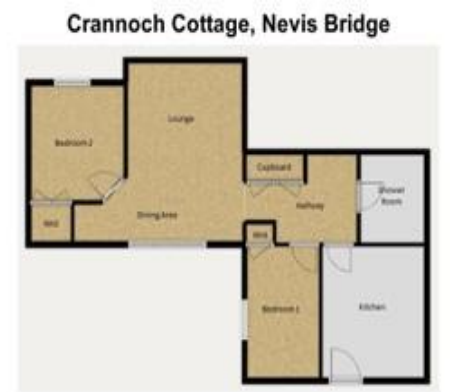
With window to the rear, built-in wardrobe, panel heater and wooden flooring.

GARDEN

The sizeable garden surrounds both Crannoch and Crannoch Cottage, both properties are enclosed with a mixture of hedging plants and timber fencing and have their own private areas. The front & side garden of Crannoch are both laid mainly with grass. There is a well-established pond in the side garden with borders planted with a variety of mature trees, shrubs & bushes. There is a timber fence leading to the rear garden. The rear garden is elevated over the River Nevis and is split into various areas, laid with a concrete area and paving slabs. There are 3 timber sheds, a workshop (and dog kennels which will be removed prior to sale). There is ample parking in the block paved driveway.

Crannoch Cottage has a private garden area which is laid mainly with gravel. The front garden has borders planted with a variety of shrubs, bushes & seasonal planting and provides ample space for garden furniture. There is also a seating area to the rear of the Cottage with views over the River Nevis. The private driveway is to the side of the Cottage and offers ample parking. There is a gate in the rear garden which leads down to the river, the current owners often visit for open swimming.





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



Crannoch, Nevis 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 water, electricity & drainage

Council Tax: Band F **EPC Rating:** D61

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.

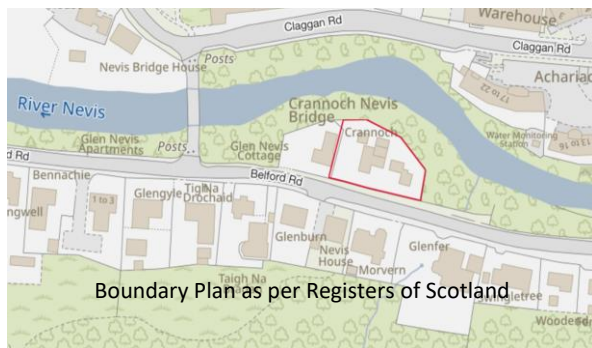
Home Report: A copy is available through the selling Agent.

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 take the A82 northbound. north on the A82, passing Lochaber Leisure Centre on the right hand side, at the Nevis Bridge roundabout, take the 2nd exit continue straight ahead. Crannoch is on the left hand side and can be identified by the for sale sign.



FORT WILLIAM

Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population. 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.

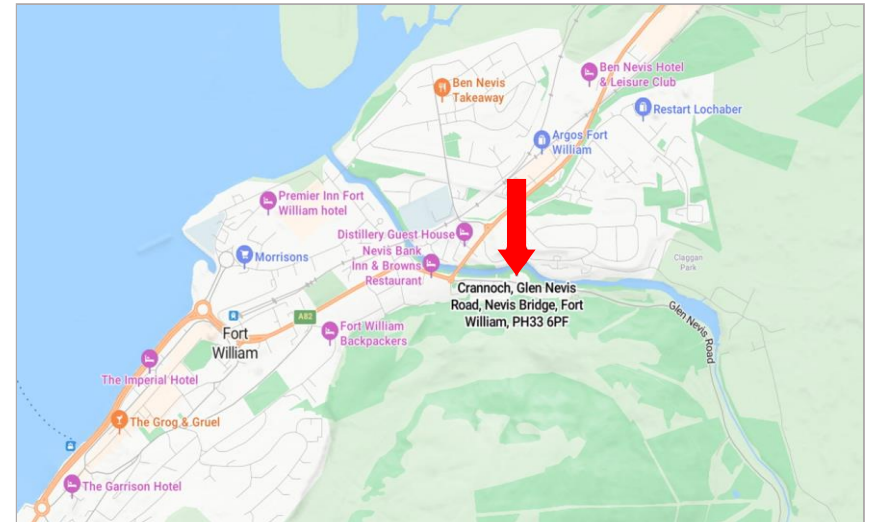
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

