



## Albyn

Banavie, Fort William, PH33 7PB

Guide Price £400,000

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PROPERTY

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# Albyn

Banavie, Fort William, PH33 7PB

Albyn is a very desirable 4 Bedroom detached House set in private garden grounds extending to approximately 0.48 acres. Located in the semi-rural & much sought after district of Banavie, it would make a wonderful family home, or a perfect holiday retreat.

Special attention is drawn to the following:-

## Key Features

- Lovely detached family home
- Tranquil & semi-rural location
- Entrance Hall, Hallway, Kitchen/Diner
- Utility Room, 2 ground floor Bedrooms
- Shower Room, Upper Landing, Lounge
- 2 upper level Bedrooms & Bathroom
- Double glazed windows & electric heating
- Rear Store with balcony above
- Extensive private mature garden grounds
- Garden with development potential
- Spacious gravelled driveway
- Ample parking for multiple vehicles
- Only 20 minutes' commute to Fort William
- Wonderful family home
- Perfect holiday retreat





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The lower accommodation comprises of the welcoming entrance Hall, Hallway, Kitchen/Diner, Utility Room, 2 double Bedrooms and Shower Room

The first floor accommodation consists of the bright Upper Landing, expansive Lounge, 2 further double Bedrooms and family Bathroom.

In addition to its picturesque location, Albyn is fully double glazed and benefits from electric heating.

Externally, there is a mature garden surrounding the property, a perfect suntrap area to enjoy the peace and tranquility. The gravelled driveway provides ample private parking for multiple vehicles.

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

#### **APPROACH**

Via the gravelled driveway at the side of the property, and entrance at the front into the Hallway, or at the rear into the Utility Room.

#### **ENTRANCE HALL** 4m x 3m

With external double doors to the front elevation, window to the side elevation, radiator, fitted carpet and glazed double doors leading to the Hallway.

#### **HALLWAY** 6.5m x 4m (max)

With carpeted stairs rising to the first floor, large storage cupboard (housing the hot water tank), fitted carpet and doors leading to the Kitchen/Diner, ground floor Bedrooms and Shower Room.

#### **KITCHEN/DINER** 6.5m x 3.9m

Fitted with a range of base units, complementary wooden work surfaces over, stainless steel sink & drainer, electric Range cooker, tiled splashbacks, dishwasher, space for free standing fridge/freezer, space for dining furniture, 2 radiators, tiled flooring, windows to the front, side & rear elevations and door leading to the Utility Room.

#### **UTILITY ROOM** 3.5m x 1.9m

Fitted with a range of base & wall mounted units, complementary wooden work surfaces over, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled flooring and external door leading out to the side garden.

#### **SHOWER ROOM** 2.1m x 2m

With white suite comprising shower cubicle, wash basin & WC, heated towel rail, window to the side elevation and tiled flooring.



**BEDROOM ONE** 3.9m x 3.2m

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

**BEDROOM TWO** 3.9m x 3.4m

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

**UPPER LANDING** 5m x 4m (max)

Split level staircase with door leading out onto the raised balcony to the rear elevation, window to the rear elevation, 2 storage cupboards, radiator, fitted carpet, doors leading to the Lounge, upper level Bedrooms and family Bathroom.

**LOUNGE** 5m x 4.7m

Stunning family room with windows to the front, side & rear elevations, radiator and solid oak flooring.

**BEDROOM THREE** 4m x 2.9m

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

**BEDROOM FOUR** 4.9m x 3.9m

With window to the front elevation radiator and fitted carpet.

**BATHROOM** 3.5m x 1.8m

With white suite comprising roll top bath with mixer shower tap, wash basin & WC, Velux window to the side elevation & further window to the rear elevation, partly tiled walls and laminate flooring.





## GARDEN

The extensive garden grounds surround the property offering potential for further development (subject to relevant planning consents). The garden offers space for a family to enjoy the outdoors and is the perfect place for garden furniture, dining al fresco or for just enjoying the rural peace, tranquility and surrounding scenery. The garden is laid mainly with grass, offset with a mature trees, shrubs & bushes. The driveway and side garden are laid with gravel and provides ample parking for multiple vehicles.

## BANAVIE

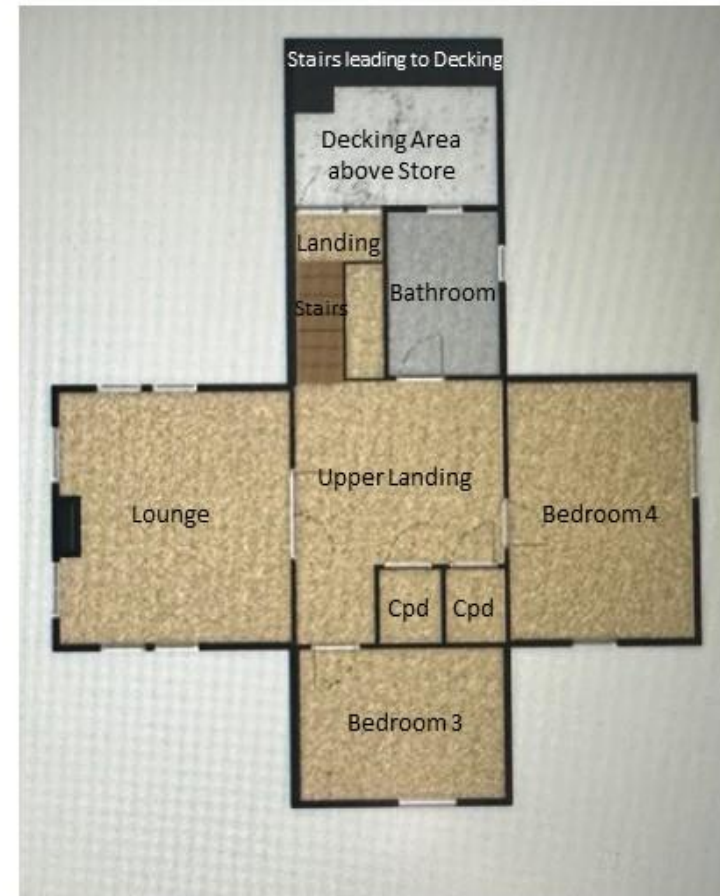
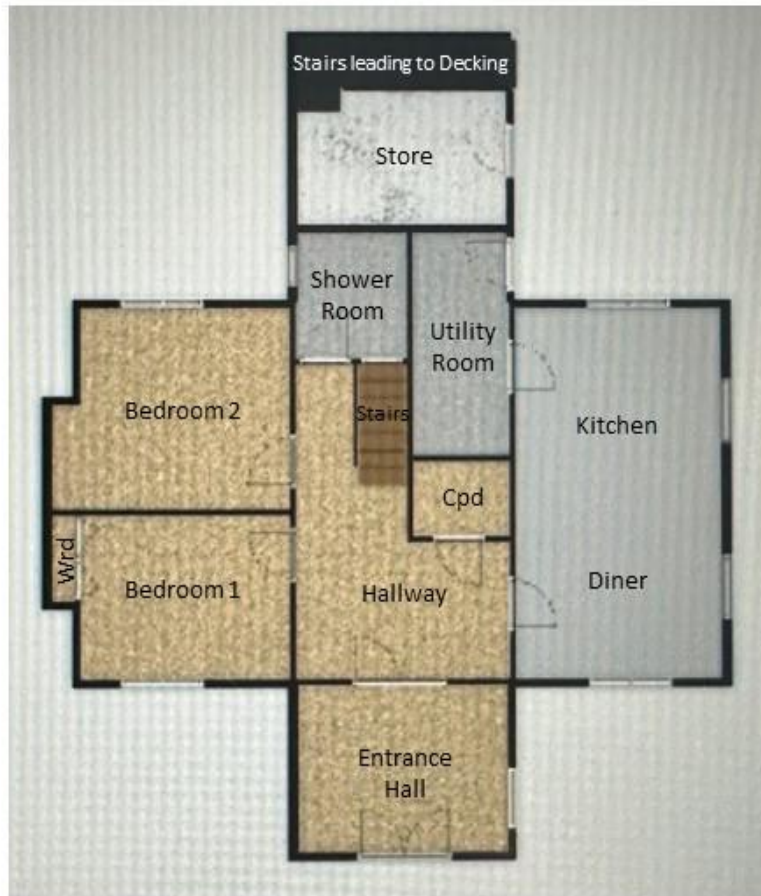
Banavie is a small community situated on the banks of the Caledonian Canal. The canal passes through Banavie, before ascending Neptune's Staircase, the longest staircase of locks in the United Kingdom. The scenery around Banavie is exceptional with Ben Nevis dominant in the skyline. While this area offers a quiet, rural location, it is only 4 miles from Fort William.

## FORT WILLIAM

Steeped in history, Fort William 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. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and 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.



# Albyn, Banavie



*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 electricity & water  
Private septic tank.

**Council Tax:** Band E

**EPC Rating:** D56

**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 town centre, head north on the A82 for around 3 miles. Take the first turning left at the roundabout sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station and cross over the bridge at the Caledonian Canal. Turn immediately right on to the B8004 signposted for Banavie & Gairloch. Follow this road for just 2 miles, Albyn is on the left hand side, entrance via the partly shared driveway, bear left to a private driveway to the side of the property. There is a sale board at the front of the property for ease to identify Albyn.

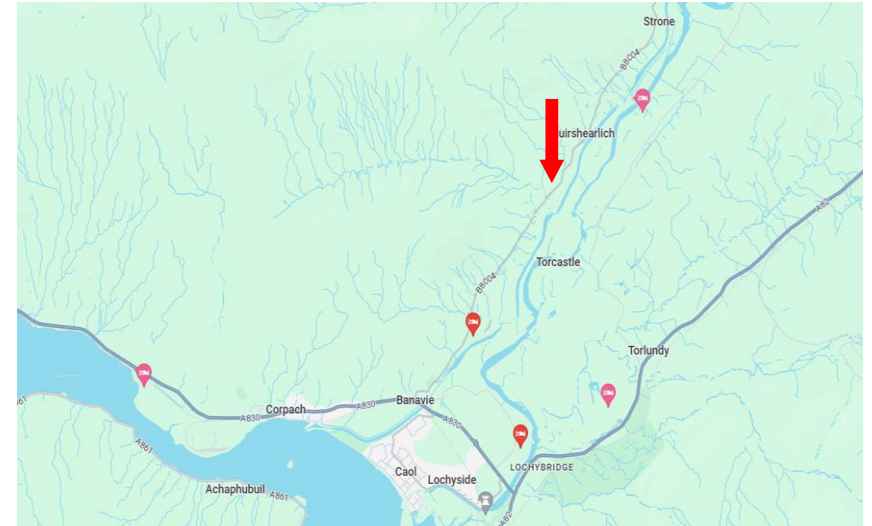
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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