



Alt-An

Achintore Road, Fort William, PH33 6RN

Offers Over £390,000

Fiuran
PROPERTY

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Alt-An is a beautifully presented & spacious detached Bungalow with 5 Bedrooms, together with Alt-An Retreat being a 1 Bedroom detached self-contained Annex, which is currently run as a very successful letting business. With stunning elevated, panoramic views above Loch Linnhe and over to the Ardgour hills this property would make a wonderful family home with Bed & Breakfast business potential.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow with letting Annex
- Panoramic views over Loch Linnhe & beyond
- Entrance Porch, Hallway, Lounge, Dining Room
- Kitchen, Utility Room, Conservatory, Inner Halls
- 5 Bedrooms (4 with En Suite facilities), Store Room
- Large Loft and excellent storage throughout
- Some contents available under separate negotiation
- Double glazed windows & doors
- Oil fired central heating
- Well-maintained mature garden grounds
- Tarmac driveway with ample parking
- Wonderful family home with letting unit
- Bed & Breakfast potential
- Only 6 minutes' drive to Fort William town centre



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Alt-An accommodation comprises of the Porch, Hallway, Lounge, Bedroom One with En Suite facilities, Bedroom two with En Suite Shower Room, Inner Hall 1, Utility Room, Bedroom Three with En Suite Bathroom, Inner Hall 2, Dining Room, Conservatory, Kitchen, Inner Hall 3, Bedroom Four, Bedroom Five with En Suite Shower Room and Store Room. There is also a large Loft space.

Alt-An Retreat offers a fully fitted Kitchen, open-plan Lounge/Bedroom/Diner and Shower Room.

In addition to its beautiful location, this property is fully double glazed and benefits from oil fired central heating. It is set in well-maintained grounds with amazing views over Loch Linnhe and surrounding countryside.

The tarmac driveway provides ample parking for several vehicles.

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

APPROACH

Via the front of the property and entrance into the Porch, at the side into the Rear Porch or at the rear into the Kitchen or the Conservatory.

ENTRANCE PORCH

With external double wooden doors to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 4.2m x 1.6m

With radiator, fitted carpet and doors leading to the Lounge, Bedroom One, Bedroom Two, Inner Hall 1 and Inner Hall 2.

LOUNGE 5.2m x 3.9m (max)

With large bay window to the front elevation, taking full advantage of the superb views over Loch Linnhe and beyond, attractive log burner stove with wooden mantle over and marble hearth, 2 radiators, fitted carpet and door leading to Bedroom Three.

BEDROOM ONE 4m x 3.8m (max)

With window to the front elevation with unrestricted views over Loch Linnhe, 2 radiators, fitted carpet and doors leading to the En Suite facilities.

EN SUITE FACILITIES

With a shower cubicle with electric shower and laminate flooring (1.4m x 0.8m) and a cloakroom fitted with a wash basin & WC and laminate flooring (1.3m x 0.9m).

BEDROOM TWO 3.9m 2.5m (max)

With external door to the side elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 1.9m x 1.3m

With white suite comprising shower enclosure with electric shower, WC & wash basin and vinyl flooring.



INNER HALL 1 5.4m x 0.9m

With radiator, fitted carpet and doors leading to the Utility Room, Store Cupboard and Bedroom Three.

UTILITY ROOM 4.4m x 2.3m (max)

With frosted panel windows to the Inner Hall, glazed ceiling panel with access to the Loft, large walk-in storage cupboard (housing the hot water tank & boiler), plumbing for washing machine, space for tumble dryer, tiled flooring and archway leading to Inner Hall 2.

BEDROOM THREE 3.9m x 3.9m (max)

With window to the front elevation with wonderful views over Loch Linnhe & beyond, 2 radiators, fitted carpet and door leading to the En Suite Bathroom and the Lounge.

EN SUITE BATHROOM 3.7m x 2.5m (max)

Fitted with a modern white suite comprising of a free standing bath, large walk-in shower enclosure, WC & wash, radiator with towel rail over, frosted window to the side elevation and Italian tile flooring.

INNER HALL 2 2.5m x 1m (max)

With radiator, laminate flooring, door leading to a Hall which leads to the Dining Room and doors leading to the Kitchen and Inner Hall 3.

DINING ROOM 3.9m x 3.6m

With window to the side elevation, radiator, fitted carpet and patio doors leading to the Conservatory.

CONSERVATORY 3.7m x 1.8m

With wrap around windows, tiled flooring and external door leading out to the rear garden.

KITCHEN 3m x 2.9m

Fitted with a range of white gloss base & wall mounted units, complementary work surfaces over, Lamona sink & drainer, electric oven & hob with extractor hood over, splashbacks, dishwasher, radiator, window to the rear elevation, vinyl flooring and external door leading out to the rear garden.



INNER HALL 3 7.6m x 1m

With radiator, laminate flooring and doors leading to Bedroom Four & Bedroom Five and external door leading to the side garden and parking area.

BEDROOM FOUR 3m x 2.9m

With window to the rear elevation, radiator and laminate flooring.

BEDROOM FIVE 3.9m x 3m (max)

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

EN SUITE SHOWER ROOM 2.5m x 2m (max)

With white suite comprising shower enclosure with electric shower, WC & wash basin, frosted window to the side elevation and laminate flooring.

GARDEN

The tarmac driveway leads to the parking area for both Alt-An and Alt-An Retreat and provides ample parking for both units. The extensive garden surrounds the property. The garden is laid with a mixture of grass, gravel and paving slabs. To the front are paving slabs forming a terrace area with ample space for garden furniture, the perfect place for enjoying the breathtaking views. There is an attractive rockery below the terrace planted with a mixture of shrubs & bushes. A gravelled path to the left hand side of the property leads to a raised decking area, another beautiful place to sit and relax while dining alfresco and enjoying the views. The side garden also houses a timber shed which has power & lighting. The rear garden is laid mainly with grass and is offset with mature trees, shrubs & bushes and leads up to a view point offering the most amazing views over Loch Linnhe, to Fort William and surrounding area. This would be the perfect place for a summer house or similar (subject to the relevant planning consents).



Alt-An, Fort William



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

Alt-An Retreat



Alt-An Retreat, Fort William



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GENERAL INFORMATION

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

EPC Rating: E43 **Council Tax :** G

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

Follow the A82 South from Fort William West End roundabout for approx. 1 miles Alt-An is on the left and can be identified by the for sale sign.



FORT WILLIAM

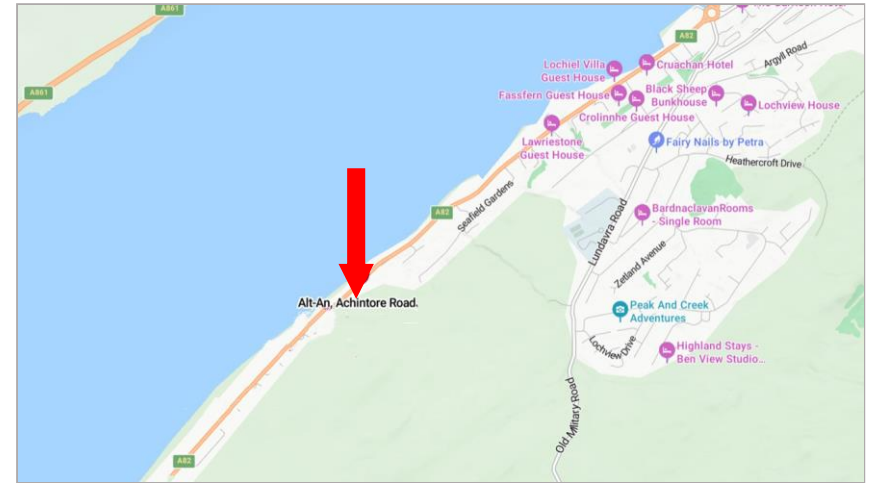
Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population. Steeped in history, this area is surrounded by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



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