



## Nevis House

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

Guide Price £350,000

**Fiuran**  
PROPERTY



# Nevis House

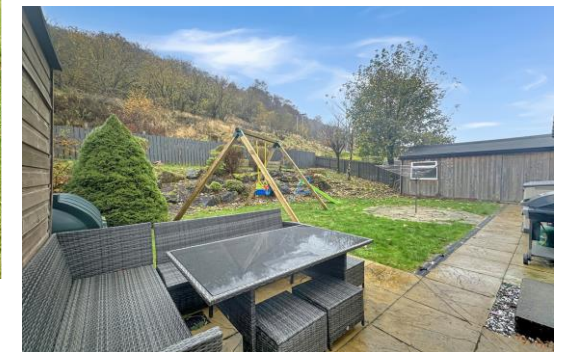
Nevis Bridge, Glen Nevis, Fort William, PH33 6PF

Nevis House is a beautifully presented and spacious detached Villa with 4 Bedrooms & with well-maintained garden, large workshop, timber shed & driveway. 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.

Special attention is drawn to the following:-

## Key Features

- Lovely 4 Bedroom detached Villa
- Views of Ben Nevis & surrounding countryside
- Beautifully presented and in-walk in condition
- Porch, Hallway, Lounge, open-plan Kitchen/Diner
- Utility Room, ground floor Bedroom, Shower Room
- Upper Landing, 3 Bedrooms & family Bathroom
- Excellent storage throughout including large Loft
- Double glazed windows & oil fired central heating
- Well-maintained private enclosed garden
- Workshop with power & lighting
- Timber shed in rear garden
- Gravelled driveway with off street parking
- Only 10 minutes' walk to Fort William town centre
- Wonderful family home
- Idyllic holiday home
- Perfect buy-to-let investment



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The ground floor accommodation comprises of the Entrance Porch, L-shaped Hallway, Lounge, open-plan Kitchen/Dining Room, Utility Room, double Bedroom and Shower Room.

The First Floor offers the Upper Landing, 3 further double Bedrooms and family Bathroom.

In addition to its beautiful location, this property is in walk-in condition and benefits from oil fired central heating. It is set within extensive garden grounds with a gravelled driveway providing off street parking.

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

#### **APPROACH**

Via the gravelled driveway at the front of the property and entry at the front into the Porch or via the rear garden into the Utility Room.

#### **PORCH** 1.9m x 1.3m

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

#### **HALLWAY** 4m x 1.9 (max)

L-shaped with carpeted stairs rising to the first floor, under stair storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen/Dining Room, Bedroom 1 and Shower Room.

#### **LOUNGE** 5.3m x 3.9m

With windows to the front elevation, radiator, laminate flooring and double doors leading to the Dining Room.

#### **DINING ROOM** 3.7m x 2.8m

Open-plan to the Kitchen, with window to the rear elevation, radiator and laminate flooring.

#### **KITCHEN** 4m x 2.8m

Open-plan to the Dining Room and fitted with a range of base & wall mounted units, complementary work surfaces over, Belfast style sink & drainer, electric double oven & microwave, electric hob with stainless steel extractor hood over, plumbing for dishwasher, space for freestanding fridge/freezer, tiled splash backs, windows to the rear elevation, laminate flooring and door leading to the Utility Room.





**UTILITY ROOM** 2.8m x 1.6m

Fitted with base & wall mounted units, complementary work surfaces over, built-in storage cupboard, plumbing for washing machine, space for tumble dryer, tiled splashbacks, laminate flooring and external door leading to the rear garden.

**SHOWER ROOM** 3.2mx 2m (max)

With newly fitted modern white suite comprising large walk-in shower enclosure, WC & wash basin, heated towel rail, frosted window to the side elevation and laminate flooring.

**BEDROOM ONE** 4.1m x 3.3m (max)

Currently used as a Sitting Room, with window to the front elevation, built-in cupboard, radiator and laminate flooring.

**UPPER LANDING** 3.5m x 2.4m (max)

With cupboard (housing the hot water tank), hatch access to Loft, Velux window to the rear elevation, fitted carpet and doors leading to the 3 upper level Bedrooms and family Bathroom.

**BEDROOM TWO** 3.9m x 3.6m (max)

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

**BEDROOM THREE** 3.6m x 3.5m (max)

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



**BEDROOM FOUR** 3.9m x 3.2m (max)

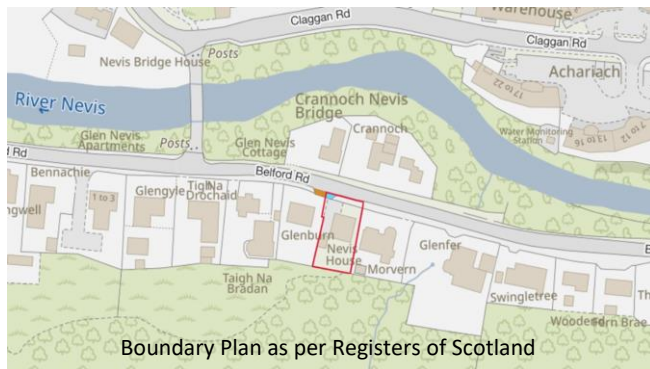
With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

**LOFT**

The Loft is accessed via a hatch in the Upper Landing. There is a retractable ladder, power and lighting.

**GARDEN**

The sizeable enclosed garden surrounds the property. The front garden is laid partly with grass and partly with gravel. The gravelled area provides private parking. The side gardens are also laid with gravel and lead through to the rear garden via a gate. The enclosed private rear garden is laid partly with paving slabs and partly with grass and is offset with shrubs, bushes and mature trees. There is ample space for garden furniture. The rear garden also houses a large workshop (currently used as a gymnasium) which is fully insulated and has power & lighting. There is a further timber shed in the rear garden.





# Nevis House, 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.  
Oil tank

**Council Tax:** Band E

**EPC Rating:** D65

**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. Nevis House is on the right 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.

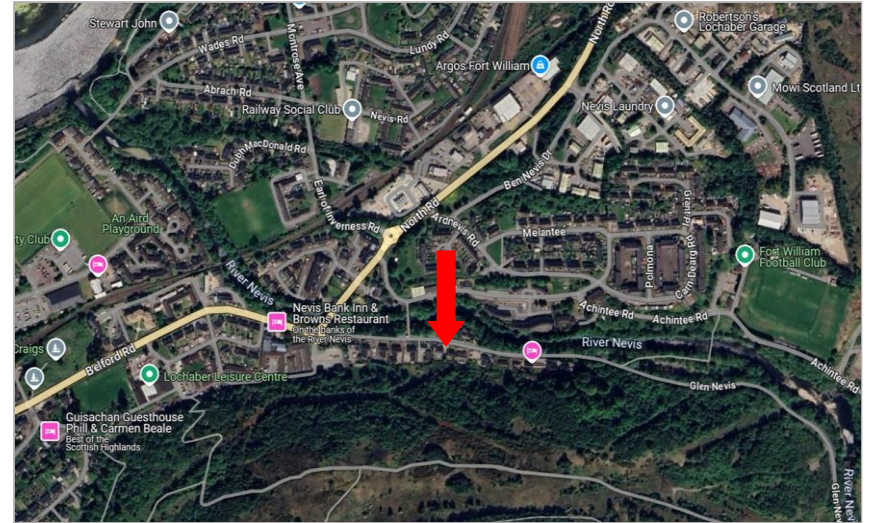
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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