



Dalchameron

Onich, Fort William, PH33 6SD

Guide Price £325,000

Fiuran
PROPERTY

Dalchameron

Onich, Fort William, PH33 6SD

Dalchameron is a beautifully presented & spacious 4 Bedroom detached Bungalow. Located in the much sought after village of Onich. With views towards Loch Linnhe and mountains beyond, set in well-maintained sizeable garden grounds and with garage, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely detached 4 bedroom Bungalow
- Views of Loch Linnhe and surrounding countryside
- Entrance Porch, Hallway, open-plan Lounge/Diner
- Kitchen/Diner, Utility Room, Shower Room
- Bathroom, 4 Bedrooms (3 with built-in wardrobes)
- White goods available under separate negotiation
- Large floored Loft with development potential
- Excellent storage throughout
- Mixture of triple & double glazed windows
- Oil fired central heating
- Well-maintained garden grounds
- Garage with power & lighting
- Ample parking for multiple vehicles
- Wonderful family home
- No onward chain



Dalchameron is a beautifully presented & spacious 4 Bedroom detached Bungalow. Located in the much sought after village of Onich. With views towards Loch Linnhe and mountains beyond, set in well-maintained sizable garden grounds and with garage, it would make a wonderful family home.

The accommodation comprises entrance Porch, Hallway, open-plan Lounge/Diner, modern fitted Kitchen, Utility Room, Shower Room, Bathroom, 4 Bedrooms (3 with built-in wardrobes).

There is also a large floored Loft with retractable ladder & lighting accessed via a hatch in the Hallway and which may offer further development potential (subject to the relevant planning consents).

In addition to its attractive location, this property is in walk in condition and benefits from oil fired central heating. The tarmac driveway and garage provide ample parking for several vehicles.

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

APPROACH

Via the tarmac driveway leading from the side of the property and entrance to the house through the Porch or through the rear garden into the Utility Room.

PORCH 2.2m x 1.2m

Open archway to the side elevation, window to the front, tiled flooring, and door leading to the Hallway.

HALLWAY

L-shaped with external door and glazed panel to the side elevation, space for office furniture, 2 storage cupboards, access hatch to the Loft, 2 radiators, laminate flooring to the front entrance section, fitted carpet to the rear section, and doors leading to Lounge/Diner, Kitchen/Diner, all 4 Bedrooms, Shower Room, and Bathroom.

OPEN-PLAN LOUNGE/DINER 8.1m X 4.2m

With triple glazed picture window to the front elevation taking full advantage of the loch & mountain views, further triple glazed window to the side elevation, attractive electric fire set in a granite surround and wooden mantal over, 2 radiators, fitted carpet, and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.2m x 3.6m

Fitted with a range of cream coloured base & wall mounted units, complementary wooden work surfaces over, stainless steel sink & drainer, Neff gas hob with stainless steel extractor hood over, electric double oven, tiled splashbacks, space for dining table, space for fridge/freezer, cushioned flooring, window to the side elevation, door leading to the Lounge/Diner, and door (via steps) leading to the Utility Room.



UTILITY ROOM 3.7m x 3.1m (max)

With windows to the side & side elevations, ceiling pulleymaid, 2 storage cupboards (1 housing the oil boiler), electric fuse box, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, fitted carpet, and external door leading to the rear garden.

BEDROOM ONE/OFFICE 3.1m x 2.2m

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

SHOWER ROOM 2.4m x 2.2m

With white suite comprising shower cubicle, WC & wash basin, radiator, partly tiled walls, frosted window to the rear elevation, and vinyl flooring.

BEDROOM TWO 3.6m x 3.5m

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

BEDROOM THREE 4.6m x 3.6 (max)

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

BATHROOM 2.9m x 2.4m

With white suite comprising bath with shower over,, WC & wash basin, radiator, partly tiled walls, storage cupboard, frosted windows to the rear elevation, and vinyl flooring.



BEDROOM FOUR 3.6m x 3.6m

With window to the rear elevation, double built-in wardrobe with sliding doors and further built-in cupboard, radiator, and fitted carpet.

LOFT

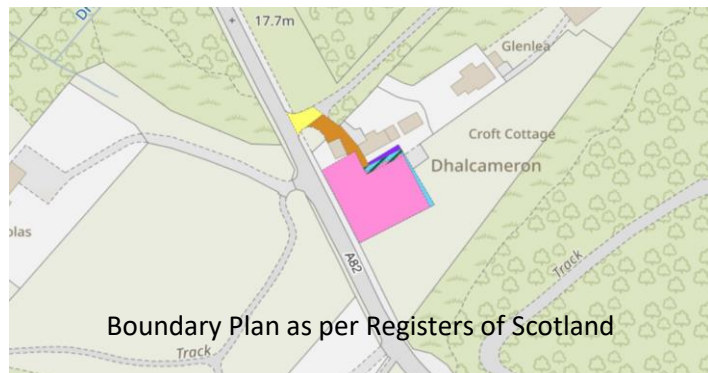
Floored with window to the front elevation, hot water tank and metal retractable ladder.

GARDEN

The sizeable well-maintained garden grounds surround the property and offer loch & mountain views. The garden is laid mainly laid with grass offset with a variety of shrubs, bushes, mature trees, & seasonal planning. Ample parking is located to the front & side of the property via the tarmac driveway.

GARAGE 5.8m x 2.8m

With up and over metal door, window to the side elevation, and power & lighting.



Dalchameron, Onich



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

Shared septic tank

Oil tank. LP gas bottles (for hob & fire)

Council Tax Banding: F

EPC Rating: D57

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.

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 proceed southwards on A82 for approximately 10 miles. Pass the Corran Ferry and continue for approx. 1.5 miles turn left at the entrance to the driveway signposted Dalchameron, Croft Cottage, Glenlea and Penyghent named, turn into the driveway and then turn immediately right. Dalchameron is the second property and can be identified by the For Sale sign.

LOCATION

The area of Onich is steeped in history and is surrounded by the most breath-taking scenery of mountains and lochs, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing, water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round. Nearby Onich offers a well-attended village hall, shop, hotels, pubs, and church. The primary school is located nearby with secondary schools in Kinlochleven, Fort William or Strontian, which can be accessed by the school bus. There is also a bus service which operates daily to and from Fort William, Oban, and surrounding areas.

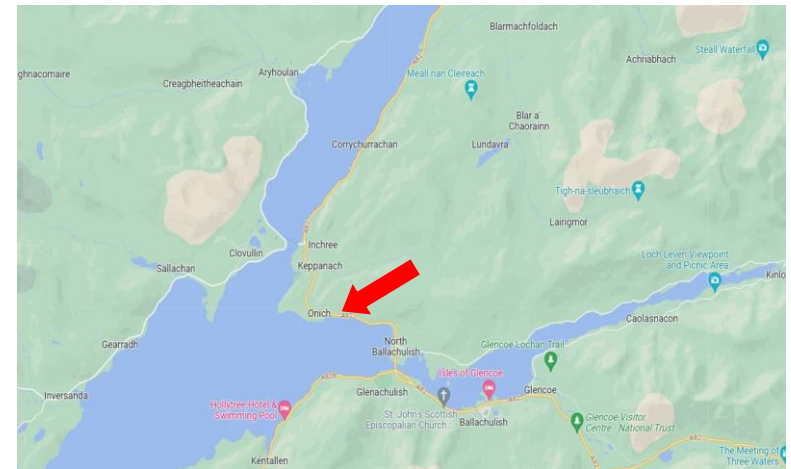
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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: kelie@fiuran.co.uk

Dail-Uaine, Invercoe

Glencoe, PH49 4HP

