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CAMERON HOUSE, ACHINTORE ROAD, FORT WILLIAM

A substantial 9 bedroomed property situated in an excellent position adjacent to the tourist route and enjoying stunning views over Loch Linnhe and the surrounding hills.



- ❖ Spacious lounge with stunning views
- ❖ Sitting room with patio doors to garden grounds
- ❖ Fitted kitchen
- ❖ Large dining room with feature fireplace
- ❖ 9 bedrooms (8 en-suite)
- ❖ Double Glazing
- ❖ 6 designated parking bays plus detached garage
- ❖ EPR E (40)

PRICE GUIDE £450,000

This exceptionally spacious, detached property sits in a prominent position on Fort William's Achintore Road, adjacent to the tourist route and enjoying stunning views over Loch Linnhe and the surrounding hills. The property benefits from substantial accommodation to include 9 spacious bedrooms (8 en-suite), double glazing, a fitted smoke detector/alarm system with ancillary lighting and electric heating. There is extensive parking to include six designated parking spaces at the front of the house, with further parking in the driveway, to the side and in the large single garage. There is attractively laid out garden grounds.

The property is within walking distance of a local store in Grange Road, the newly built primary school and Fort William's Town Centre.

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. With that reputation, there is an increasing demand for holiday accommodation and this demand could be met by Cameron House offering bed and breakfast.

**LOCATION: CAMERON HOUSE,
ACHINTORE ROAD,
FORT WILLIAM, PH33 6RN**

From Fort William head South on the A82 along the Achintore Road until reaching Seafeld Gardens (on the left).

Cameron House is the sixth on the left after passing the entrance to Seafeld Gardens.



VESTIBULE: 1.11m x 1.75m (3'8" x 9'0")

The external wooden door with opaque glass panels opens into the vestibule where there are fitted coat hooks. A further door opens into a spacious hallway where there is a built-in storage cupboard with light.



LOUNGE: 4.4m x 4.2m (14'5" x 13'10") (into bay window)

The large bay window affords magnificent views down and across Loch Linnhe. The focal point of the room is the fireplace with tile hearth surround. The traditional fireplace is operational. To the right of the fireplace is a built-in bookcase with glass paneled door.

DINING ROOM

9.13m x 3.58m (29'11" x 11'9")

The focal point of the room is the fireplace with Fyftestone surround and tiled hearth. To the left of the fireplace is a built in shelved display unit. There are connecting doors into the sitting room, kitchen and views over the side garden.

SITTING ROOM

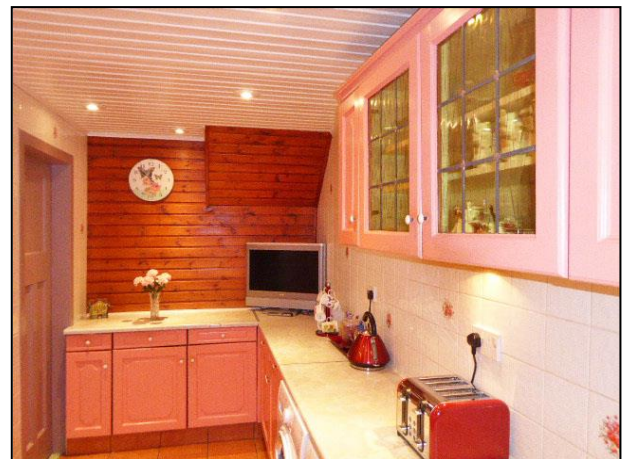
10.63m x 3.33m (34'11" x 10'1")

A well-proportioned room with double glazed sliding doors leading out to the side garden. There are views over the garden and to Loch Linnhe.

KITCHEN

2.59m x 7.02m (8'8" x 23'0") (at widest point)

A modern fitted kitchen with a variety of wall, drawer and base units with marble effect work surface with recessed downlights under the wall units. Stainless steel sink with drainer and mixer tap. There are wall and floor tiles. There is plumbing for a washing machine, space for a tumble dryer, cooker, cooker hood and fridge freezer. There is a wall mounted panel for the smoke alarm/detector control unit. Extractor fan.



Bedrooms 1 – 3 are all located on the ground floor.

BEDROOM 1

4.66m x 3.89m (14'0" x 12'9")

The bay window provides excellent views over the Loch and front garden. A feature of the room is the fireplace with the tiled hearth and surround and wooden mantelpiece. To the side of the fireplace there is a bookcase with shelves. There are various built in units including a fitted wardrobe with mirrored door. There are built in cupboards above the space for the double bed.

En-suite Toilet/Shower Room W.C and wash hand basin. There is wall tiling and tiled shower unit. Extractor fan.



BEDROOM 2

5.7m x 4.41m (17'7" x 14'6") (at widest points)

A spacious family room with two mirrored wardrobes each with sliding doors, clothes rail and shelf.

En-suite Bathroom 3.26m x 1.62m (10'8" x 15'4") Bath with shower over and side screen, W.C and wash hand basin. Tiled walls and swivel downlights.

BEDROOM 3

3.63m x 2.92m (10'11" x 9'7")

There is a built-in wardrobe with mirrored door, shelf and clothes rail and fitted book shelves.

En-suite shower room with tiled shower cubicle, W.C, wash hand basin and extractor fan. Fully tiled wall and downlights.

BEDROOM 4

3.71m x 2.97m (12'2" x 9'9")

Enjoying garden and views towards Loch Linnhe. Built-in wardrobe with mirrored sliding doors, fitted shelves and clothes rail.

En-suite Shower Room

Fully tiled, W.C, wash hand basin and corner shower unit. Swivel downlights and extractor fan.



BEDROOM 5**4.26m x 2.8m (14'0" x 9'2") (at longest and widest points)**

Enjoying garden views. Fitted wardrobe with mirrored sliding doors, shelf and clothes rail.

En-suite Shower Room

Fully tiled, Shower cubicle, W.C, wash hand basin and extractor fan.

**BEDROOM 6****3m x 3.7m (9'10" x 12'2")**

Spacious, dual aspect room enjoying views to Loch Linnhe and the hills beyond. There is a built-in wardrobe with mirrored sliding door, fitted shelves and clothes rail.

En-suite Shower Room

Fully tiled with a tiled corner shower unit, W.C. and wash hand basin. Swivel downlights.

**BEDROOM 7****3.66m x 4.39m (12'0" x 14'5")**

Large family room enjoying views over Loch Linnhe and the hills beyond. Wardrobe with mirrored sliding doors, shelf and rail.

En-suite Shower Room

Fully tiled with corner shower unit, W.C and wash hand basin. Swivel downlight. Extractor fan.

**BEDROOM 8****3m x 1.95m (9'10" x 6'5")**

Front facing with views over Loch Linnhe. Ceilings are slightly coombed. Wash hand basin.

BEDROOM 9**3.78m x 4.42m (12'5" x 14'6")**

Spacious family room with lovely views along Loch Linnhe. Fitted wardrobe with sliding doors, clothes rail and shelves.

En-suite Shower Room

Tiled shower cubicle, W.C, wash hand basin, tiled walls, swivel downlights and extractor fan.



EXTERNALLY

From the parking area steps lead to a raised patio. There are ground level lights which illuminate the front of the house. A path leads around the side of Cameron House. The garden hedge provides a degree of privacy. To the side of the house there is a lawn. To the back of the house is a drying green. There is a garden shed (included in the sale) which is adjacent to the drying green. The elevated sections of the back garden provide various flower beds with connecting walkways. The green house is included. A path extends along the back of the house. Large single garage with up and over door, power supply and light.



A HOME REPORT IS AVAILABLE

EXTRAS - Included in the sale are all carpets, floorcoverings, curtains and blinds as are many of the furnishings and contents. A detailed inventory of contents and furniture to be included will be made available to the prospective purchaser.

SERVICES – Mains water, electricity and drainage services.

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-

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www.facebook.com/mcintyreandcompanyfortwilliam

These particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.