

# A highly desirable and striking four bedroom detached bungalow

Stylish property, located in a cul-de-sac, with views to Ben Nevis with an extremely cost effective heating system



## 2 Mossfield Drive

Lochyside, Fort William, PH33 7PE



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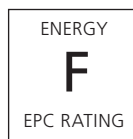
4 BED



3 BATH + WC



LARGE GARDEN



ENERGY

F

EPC RATING



# Lochyside

## *Fort William*

Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”, with its ever changing scenery and a renowned reputation for its friendly and welcoming nature. Mossfield Drive is a quiet housing development in the ever popular area of Lochyside. The UK’s highest mountain Ben Nevis dominates the skyline, and the river Lochy passes through Lochyside on its journey to the sea, and combined provide a stunning setting. The location is very central to both the town of Fort William, as well as the village of Caol and Emohruo is very well placed for easy access to schools, shops, medical facilities, hotels and bars.

Lochaber provides an all season playground for a huge range of sports and outdoor activities. Cycling, mountain biking, walks, fishing, sailing, climbing, skiing, snowboarding are all available nearby. Fort William offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus to and from the North and South, which allows access to larger cities such as Inverness and Glasgow.



Located on a generous plot, with stunning views towards Ben Nevis, Emohruo is an individual and stylish detached bungalow. Beautifully presented throughout, the subjects of sale have been extended and are maintained to a very high standard by the current owners, and as such offer ready to live in accommodation. Immaculately presented, the property offers versatile room usage, with excellent attention to detail, and stylish décor. Emohruo is a most elegant family home located in a private corner position within this very tranquil cul-de-sac setting. In terms of location, layout, style and detail, the owners have created a beautiful family home.





## 2 Mossfield Drive

*...with stunning  
views towards  
Ben Nevis...*

Once inside, discerning purchasers will be greeted with a welcoming entrance hallway which allows access to all rooms. The cosy and spacious formal lounge boasts a feature electric fire and surround as its focal point. It is enhanced with French doors which open into further living space in the form of a beautiful sun room, flooded with natural light from large picture windows on all sides, it is the perfect room to relax to and enjoy the view or read a book, with a glass of wine. It is pleasantly located to the front of the property and could be transformed into a number of options such as 'the kids zone' or a room simply for a bit of 'me time'.

The dining kitchen, which is one of the most outstanding features of this property has been professionally fitted to include a fantastic range of floor and wall mounted units with striking worktops providing a fashionable and efficient workspace. The kitchen further benefits from an integrated hob, electric oven, extractor hood, fridge and microwave - making this the ideal zone for an inspiring chef! The centre island is also a fabulous feature, and there is plenty of room for a table and chairs to enjoy meal times. This room leads to a sizable utility room, with plenty of base and wall units and room for appliances. There is also a handy WC.

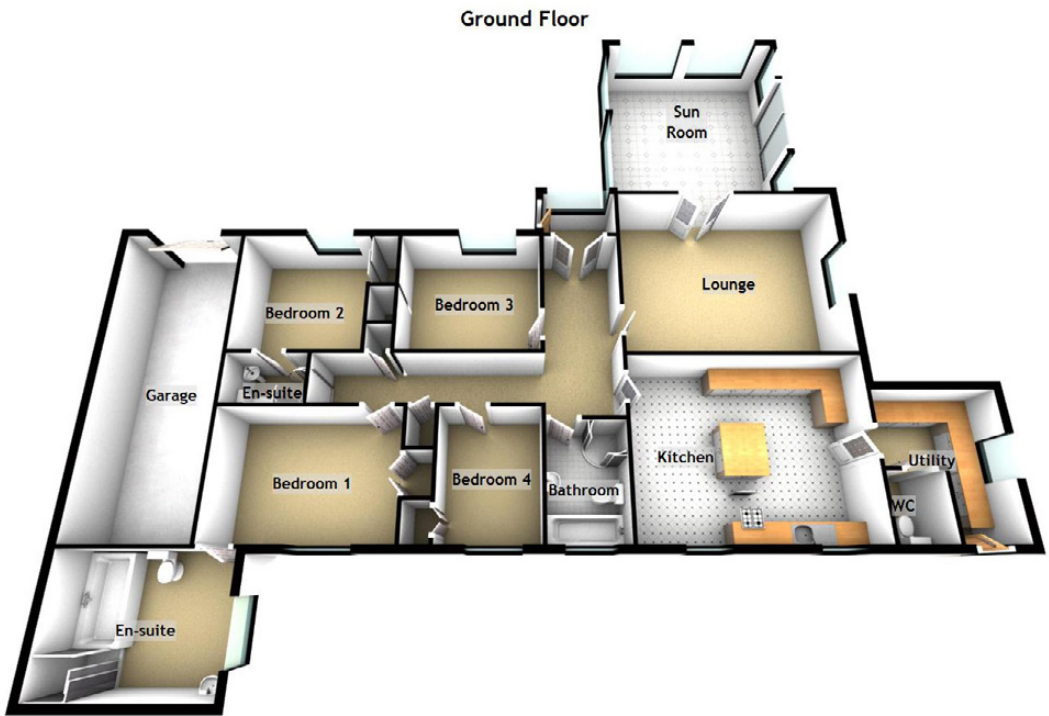
There are four bedrooms in total, three double and one single. The master bedroom has an envious and very large en-suite, a private and peaceful zone in which to unwind. There is a double sized Jacuzzi bath, with separate double shower, under floor heating, two heated towel rails and plenty of storage space. The double guest bedroom also benefits from an en-suite. A modern family bathroom with bath and separate shower completes the impressive accommodation internally.

Externally, the property sits within well-kept gardens, which have been designed for ease of maintenance. To the front of the property there is a driveway providing off road parking for a number of vehicles with a fantastic double garage, which could be developed into separate accommodation with the relevant permissions. The rear of the property is mainly laid to gravel.



*Stunning Dining Kitchen*





Approximate Dimensions  
(Taken from the widest point)

Gross internal floor area (m<sup>2</sup>)

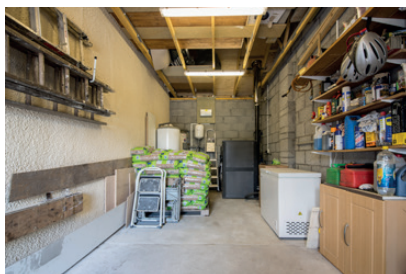
140m<sup>2</sup>

|           |                               |
|-----------|-------------------------------|
| Lounge    | 5.40m (17'9") x 4.30m (14'1") |
| Sun Room  | 4.80m (15'7") x 4.50m (14'8") |
| Kitchen   | 5.40m (17'9") x 4.60m (15'1") |
| Utility   | 3.40m (11'2") x 2.80m (9'2")  |
| Bedroom 1 | 4.20m (13'9") x 3.00m (9'10") |
| En-suite  | 3.80m (12'6") x 2.90m (9'6")  |
| Bedroom 2 | 3.10m (10'2") x 3.00m (9'10") |
| Bedroom 3 | 3.40m (11'2") x 3.10m (10'2") |
| Bedroom 4 | 3.00m (9'10") x 2.30m (7'7")  |
| Bathroom  | 2.70m (8'10") x 1.80m (5'11") |
| Garage    | 7.40m (24'3") x 2.80m (9'2")  |

Extras  
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings, blinds, garden shed are included in the sale. Loft partially floored, excellent for storage. White goods in utility room not included in sale. The high specifications of this family home also include; double-glazing and central heating from a biomass pellet boiler to ensure a warm, yet cost effective way of living all year round.





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