




McEwan Fraser Legal

Solicitors & Estate Agents

01397 600 006

Glenburn, Nevis Bridge

FORT WILLIAM, HIGHLAND, PH33 6PF

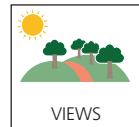
FORT WILLIAM

Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”.

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 from both North and Southern routes. Fort William offers all year round activities and hosts many International events.

Just a few minutes from the town is Glen Nevis, one of Scotland’s most picturesque Highland glens. The glen is formed from the flank of Ben Nevis and two other mountains and has the River Nevis flowing through it. The Nevis Range ski, snowboard and mountain biking centre on Aonach Mor is one of the town’s major attractions. A gondola takes visitors 2,000 ft up the mountain for amazing views and access to the ski slopes. The centre hosts the UCI Mountain Bike World Cup in June every year.

Other recreational opportunities and events are available including: Annual highland games, sailing, hill walking/hiking . A Highland town with ever changing scenery with a reputation of being welcoming and friendly.



VIEWS



FERRY TERMINAL



DRIVEWAY



RAIL LINKS



LOCAL AMENITIES



“
...THE
OUTDOOR
CAPITAL OF
THE UK...
”



GLENBURN

The opportunity to own your own property at the foot of Ben Nevis is a rare occurrence but McEwan Fraser Legal are delighted to offer this picturesque four bedroom house.

A unique opportunity to acquire a family home situated in one of the most beautiful Glens in Scotland.

On the ground floor, the property has a generous entrance hall with feature staircase, large lounge, smaller family sitting room with the option of being used as a downstairs bedroom or large study/ office, dining room, very spacious and modern fitted kitchen with appliances, large utility room with cloakroom and toilet.

Upstairs leads to four bedrooms and bathroom with free-standing shower. The

master bedroom boasts a walk-in wardrobe and en-suite bathroom

The overall décor of the property has been maintained to an extremely high condition, meaning it is in walk-in condition. The property benefits from double-glazing and oil fired central heating.

The garden is well presented with landscaped areas, patio and decked area which provide space to entertain and to relax in the surroundings. The garden has matured over the years and is easily managed. The gravel drive way leads to the rear and provides ample parking.

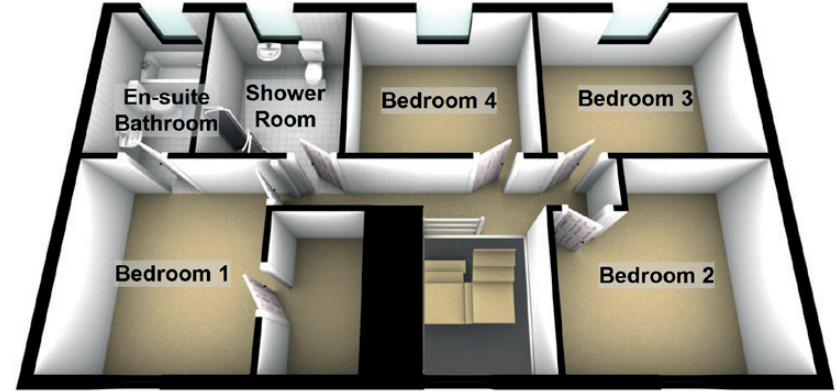
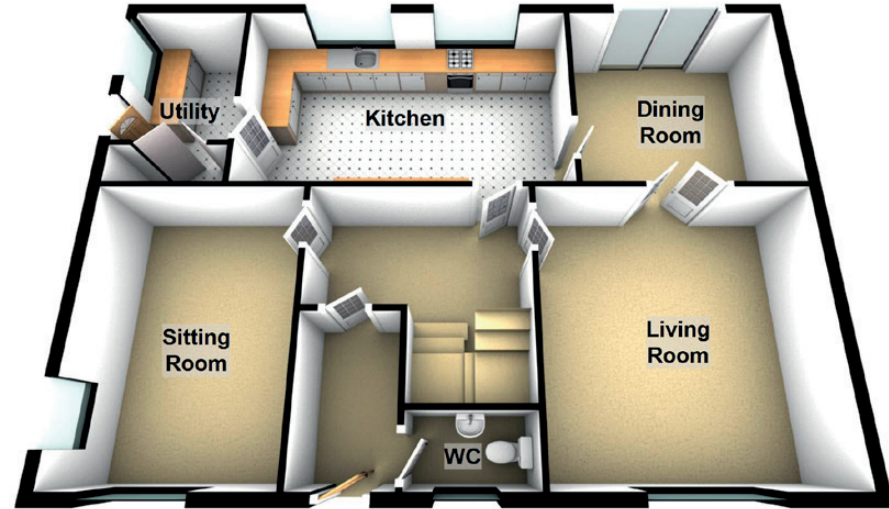
Early viewing is recommended to fully appreciate this property.



“

...A UNIQUE OPPORTUNITY TO ACQUIRE A FAMILY HOME SITUATED IN ONE OF THE MOST BEAUTIFUL GLENS IN SCOTLAND...

”



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Living Room	5.50m (18'1") x 4.47m (14'8")	Bedroom 3	3.20m (10'6") x 2.69m (8'10")
Kitchen	5.56m (18'3") x 3.32m (10'11")	Bedroom 4	3.16m (10'4") x 2.33m (7'8")
Sitting Room	3.98m (13'1") x 3.59m (11'9")	Shower Room	2.32m (7'7") x 2.31m (7'7")
Dining Room	3.60m (11'10") x 3.20m (10'6")	WC	1.88m (6'2") x 1.06m (3'6")
Utility	3.58m (11'9") x 1.61m (5'3")		
Bedroom 1	3.31m (10'10") x 3.04m (10')	Gross internal floor area (m ²) - 176m ²	
En-suite Bathroom	2.38m (7'10") x 1.71m (5'7")	EPC Rating - D	
Bedroom 2	3.53m (11'7") x 3.30m (10'10")		

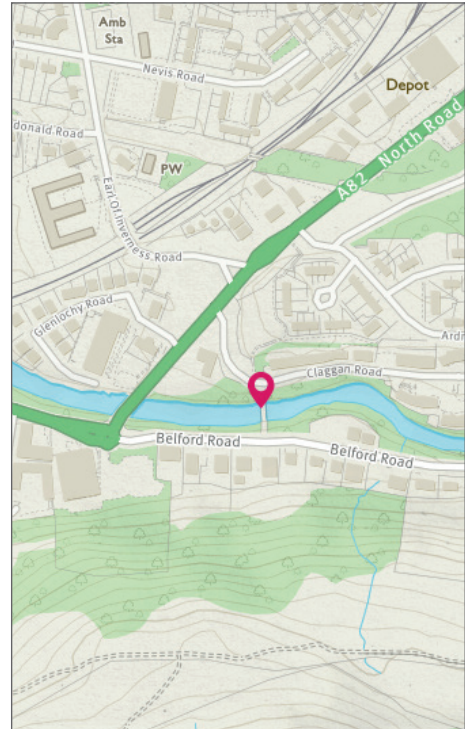


Image credit: <https://www.edinamap.co.uk/emap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PHILIP BURNS
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer