



MacArthur Stewart

87 High Street, Fort William, PH33 6DG

DX 531402 Fort William

Telephone: 01397 702455

www.macarthurstewart.co.uk

Facsimile: 01397 705949

fortwilliam@macarthurstewart.co.uk

rightmove 
find your happy

16 Aonachan Gardens, Spean Bridge PH34 4ET

Village Location

3 Bedrooms

Price guide £140,000

Off-street parking

Good size gardens



16 Aonachan Gardens is a semi-detached property with three bedrooms (one of which is downstairs) situated in the village of Spean Bridge, and within easy reach of Fort William. The large, flat back garden can be accessed from the side and is mostly grassed. There is parking for at least two cars. This warm home benefits from oil central heating and is double glazed. There is a working fire place in the living room.

Spean Bridge offers a primary school, a nursery, a local shop and Post office, as well as a golf club and several guest houses and hotels. There are bus links to Fort William and Inverness, as well as a direct rail link direct to Fort William, Glasgow and London.

Fort William is about 15 minutes away by car or bus and has a wider range of shops, restaurants, doctors and dentists, as well as primary and secondary schools, and a swimming pool/leisure centre. The town is celebrated as the 'Outdoor Capital of the UK', as Ben Nevis, the mountains, rivers, and wilderness present a wide range of outdoor pursuits. The area hosts the Scottish Six Day Trails motor-cycle event, the world downhill mountain bike championships, as well as an annual mountain festival and seasonal skiing, fishing and hunting.

ACCOMMODATION:

LIVING ROOM- This good size, attractive room benefits from windows at both ends, and has an attractive fireplace forms the centre of the room.

KITCHEN – This bright, fitted kitchen has a range of fitted wall and floor mounted units. Built in cupboard and back door to the garden.





BEDROOM 1 – This is a large double bedroom which runs the length of the house and has windows at both ends of the room.

BEDROOM 2 - This is also a double bedroom. It is upstairs and has rear windows overlooking the garden.

BEDROOM 3 – This bright downstairs double bedroom faces the front of the house, just off the main hall. It has a large en suite, adapted to accommodate the previous disabled owner.

BATHROOM – The bathroom comprises a full size bath, WC and hand basin. Laminate flooring and a radiator. Window to one side.





EXTERNAL – The property has a grassed garden areas to the front and rear. There is a spacious rear garden, partly paved but mainly laid to lawn. Shed and side access.

DIRECTIONS – Travelling from Fort William town centre, follow the A82 towards Inverness. Spean Bridge is approximately 9 miles away. When you get to Spean Bridge, cross the actual bridge then turn right onto the A86. Aonachan Gardens is the first turning on the right. No. 16 is at the end on the left

SERVICES – Electricity, mains water and drainage. TV, Internet. Oil central heating.

EPC BAND – E (48)

COUNCIL TAX BAND – C

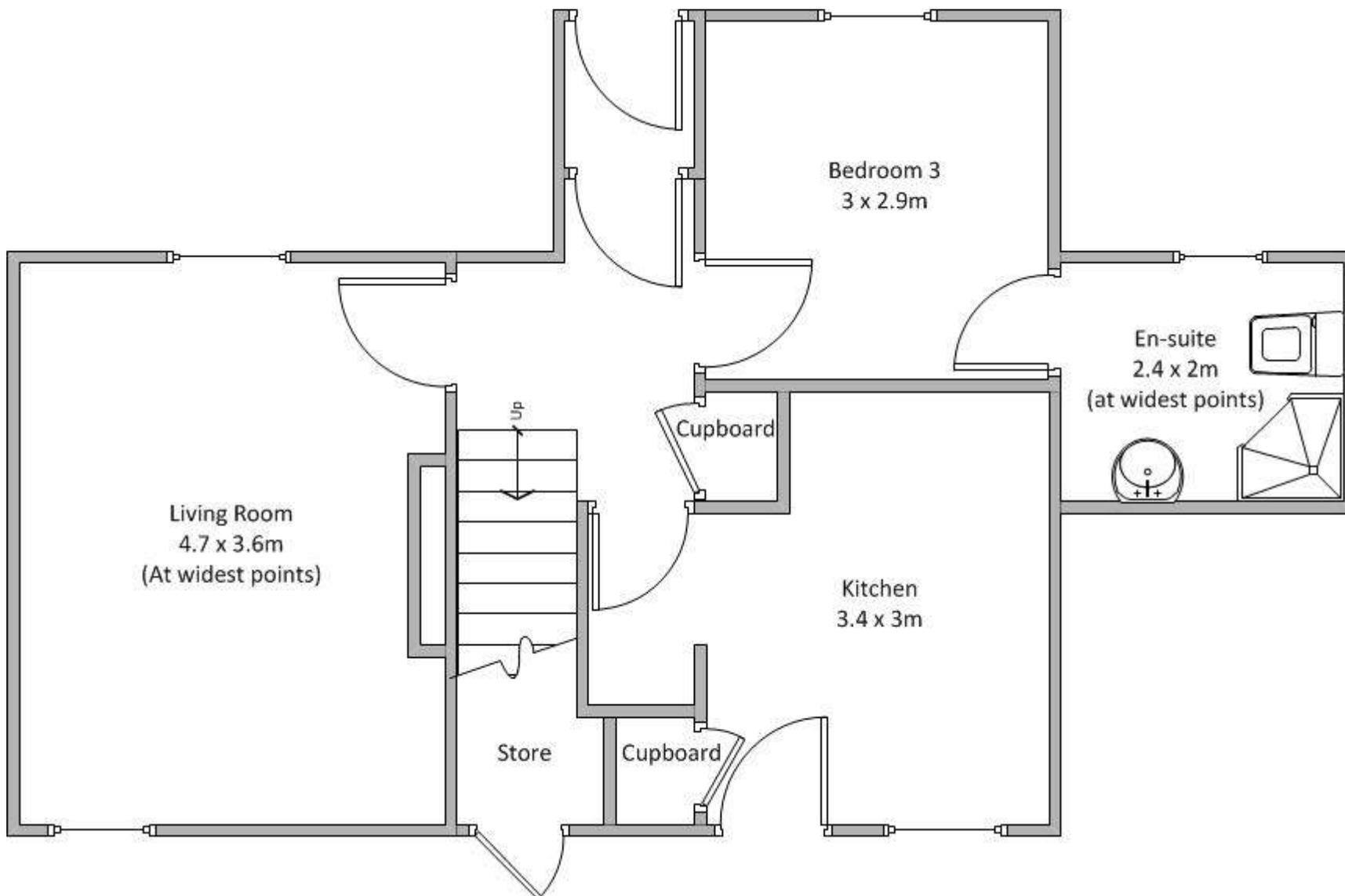


MacArthur Stewart

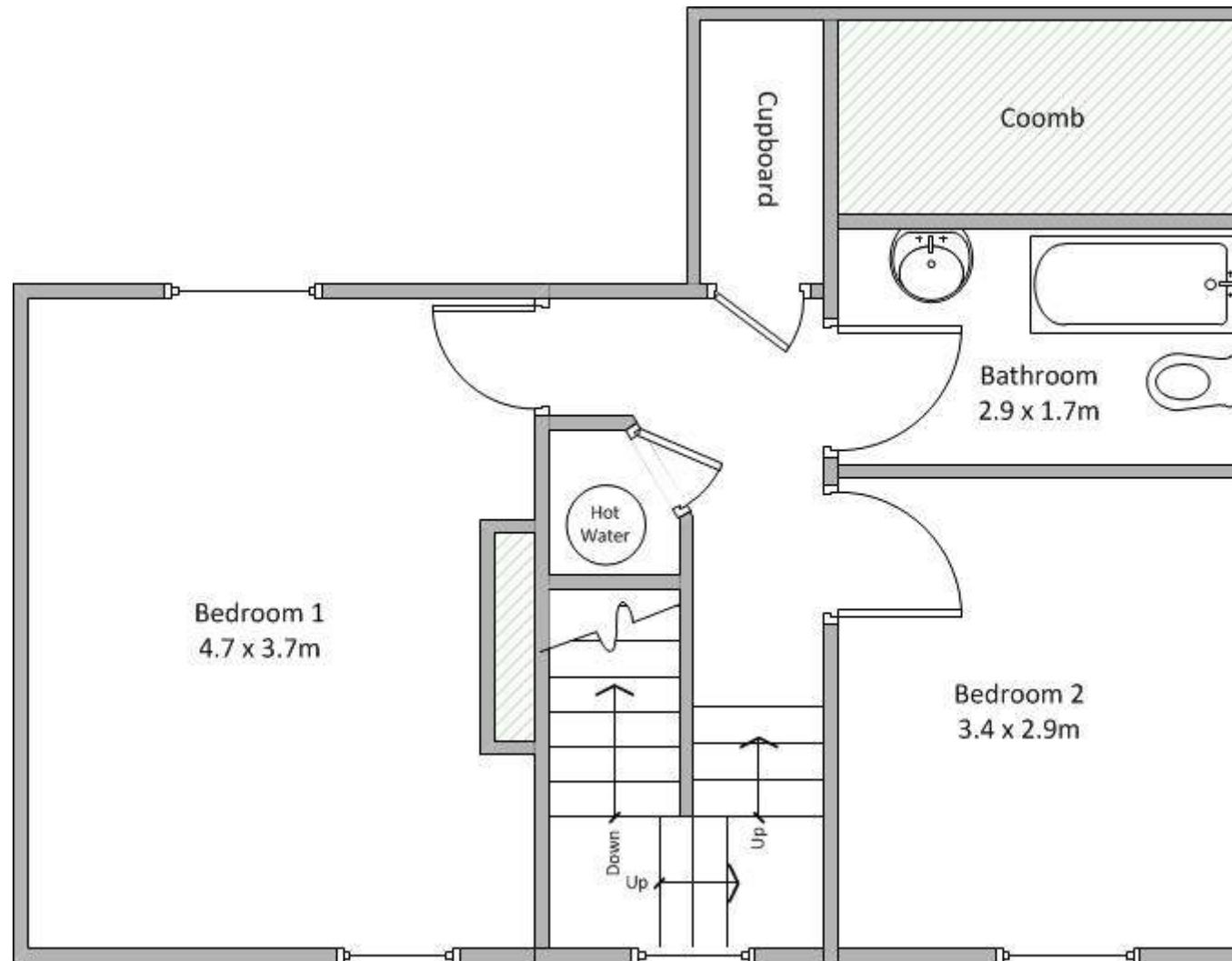
Tel: 01397 702455



Ground Floor plan:



First Floor plan:



These Particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate (taken at the longest and widest points) and any intending purchasers will be held to have satisfied themselves as regards size, extent, condition and accommodation before offering. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. We would therefore advise that availability of the property is checked before journeys commence.