



ARDLINNHE

Achintore Road, Fort William, Highland, PH33 6RQ


McEwan Fraser Legal
Solicitors & Estate Agents

THE LOCATION



LOCATION IMAGES: LOCH LOCHY, BEN NEVIS FROM CAOL, BRAIGH BHLAICH & BEN NEVIS DISTILLERY



Situated in an elevated position, enjoying spectacular views across Loch Linnhe to the Ardgour Hills. Ardlinnhe is located on Achintore Road which is the main route from Fort William to and from the south. This is a prime location for tourist accommodation and the location of this property is well situated for local amenities, located only a short distance from the centre of Fort William, the property is ideally placed for the facilities and amenities.

Fort William is known as the "Outdoor Capital of

the UK" and 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, cycling and hill walking/mountaineering. A Highland town with ever-changing scenery with a reputation for being friendly and having a welcoming community.



Currently trading as an established B&B, Ardlinnhe offers an opportunity of a turn key business for its new owners with the potential to increase the turnover with the use of the garden villa which is currently used for privately for family.

Built in the late 80s, the property has been modernised over the years to a very high standard with the addition of a two bedroom villa which was built in 2008. Both properties are in very good order throughout and well presented to the market, Ardlinnhe would also make a superb large family home with the added benefit of the villa for additional accommodation or as a holiday/letting business.

Outside there is an elevated garden area which is mainly laid to lawn and includes a mixture of shrubs and plants, the garden area that surrounds the house and villa are hard landscaped which provides ample parking and easy maintenance.

The main house and villa offer great flexibility and a lifestyle in a much sought after location with the potential to expand the business turnover immediately with the letting of the villa.



Main House:

- Loch Views. Desirable Location.
- Conservatory currently used as guest's breakfast room.
- Large owners lounge with feature fire and surround with elevation to the front.
- Large modern kitchen with a range cooker and an excellent range of base and wall units.
- Large utility room with full utilities and access to the rear.
- 3 Letting Bedrooms with en-suite facilities on the first floor.
- 3 Private owners bedrooms on the ground floor.
- Private shower room
- Central heating.
- Fully double glazed.
- Ample private parking for owners and guests.



KITCHEN/DINER



BEDROOMS



THE WASHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.90m (12'10")
Kitchen	4.70m (15'5") x 4.00m (13'1")
Utility	4.00m (13'1") x 1.24m (4'1")
Conservatory	5.07m (16'7") x 2.80m (9'2")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
En-suite 1	2.00m (6'7") x 1.40m (4'7")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
En-suite 2	2.90m (9'6") x 1.80m (5'11")
Bedroom 3	4.00m (13'1") x 3.60m (11'10")
En-suite 3	2.90m (9'6") x 1.70m (5'7")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
Bedroom 5	3.70m (12'2") x 2.80m (9'2")
Bedroom 6	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 187m²

EPC Rating: D



DIMENSIONS | LOCATION | FLOOR PLAN



THE VILLA

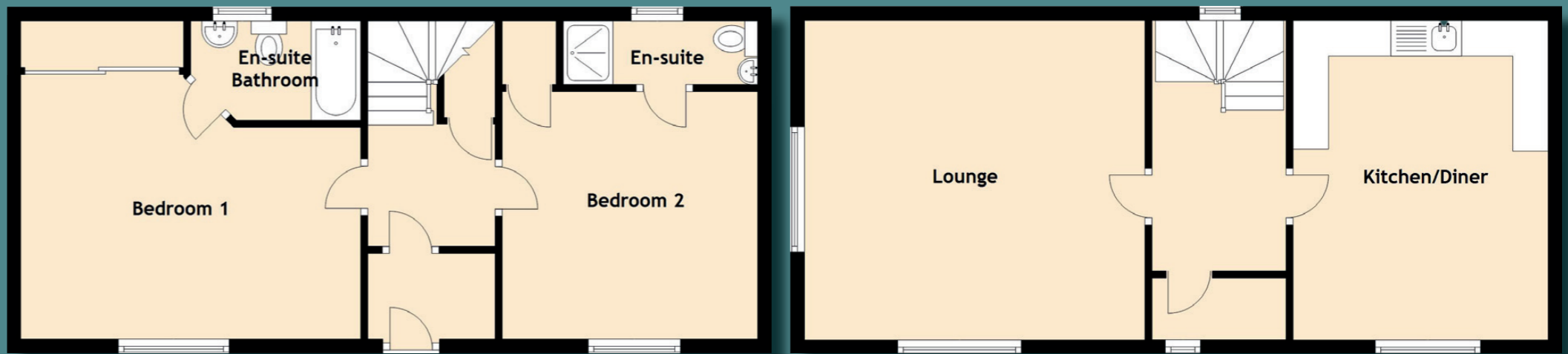


Detached garden villa:

- Generous modern accommodation on two floors.
- Two ground floor bedrooms with an en-suite bathroom and en-suite shower room.
- Spacious lounge on the first floor with double formation windows.
- Modern fitted kitchen on the first floor with ample base and wall units, including a range cooker.
- WC facilities on the first floor.
- Generous storage throughout.
- Central heating and full double glazing.



DIMENSIONS | LOCATION | FLOOR PLAN



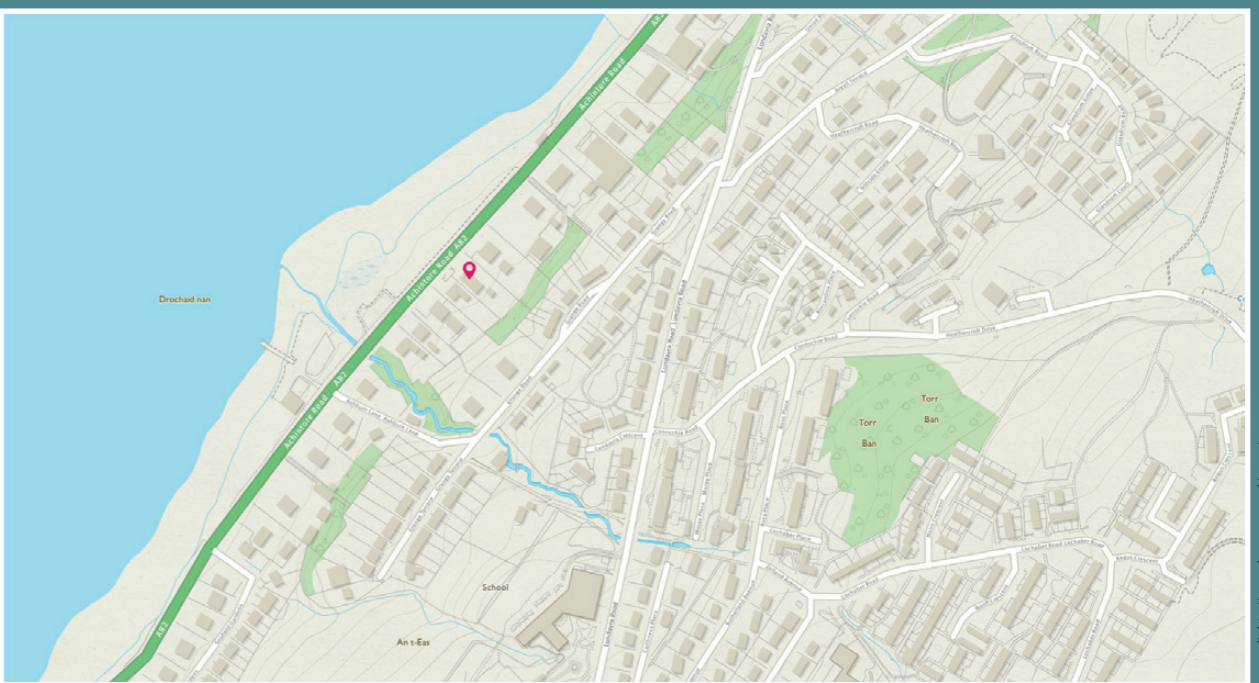
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen/Diner	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	4.80m (15'9") x 3.80m (12'6")
En-suite Bathroom	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
En-suite	2.74m (9') x 0.90m (2'11")

Gross internal floor area (m²): 95m²

This sale provides a turnkey opportunity for owners looking for a home in a desirable location, with the added benefit of an income. Viewings are by appointment only.

Extras (Included in the sale): The contents to run the business are available, a list is available on request. Accounts are available on request by interested parties only.



VIEW FROM PROPERTY




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Text and description
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