

West Highland Woodlands  
**Plot 5 Fassfern**  
Fort William, Inverness-Shire

**Four Bedroom Detached Property  
with Panoramic Views across Loch Eil**



# THE PROPERTY

Plot 5, Fassfern, is an exceptional detached property with spectacular views across Loch Eil. This spacious four bedroom home features an extensive open-plan family living area with a separate fully-fitted kitchen on the ground floor, as well as a generous guest suite on the first floor. The home enjoys ample natural light thanks to expansive glazing, and benefits from panoramic loch views towards the Ben Nevis Range.

Upstairs, there are four bedrooms with built in wardrobes, one with en-suite bathroom. The property also benefits from a garage with remote control, and is set back from the road in its own grounds and garden. The home is constructed using the highest quality materials, and the sale includes built-in appliances and some floor coverings.



**Dining Hall**  
13'8" x 14'9" | (4.17 x 4.50)

**Lounge**  
14'4" x 21'7" | (4.37 x 6.57)

**Kitchen**  
14'4" x 14'9" | (4.37 x 4.50)

**Kitchen Store**  
6'7" x 2'0" | (2.00 x 0.62)

**Study**  
14'4" x 9'10" | (4.37 x 3.00)

**Study Store**  
7'5" x 2'0" | (2.25 x 0.62)

**Shower Room**  
6'6" x 9'6" | (1.97 x 2.90)

**Utility Room**  
9'6" x 12'6" | (2.90 x 3.80)

**Store**  
4'7" x 6'9" | (1.40 x 2.05)

**Garage**  
11'4" x 19'6" | (3.45 x 5.95)

**Bedroom 1**  
14'5" x 15'7" | (4.40 x 4.75)

**Bedroom 1 En-suite**  
9'10" x 5'7" | (3.00 x 1.70)

**Bedroom 2**  
13'8" x 10'5" | (4.17 x 3.17)

**Bedroom 3**  
14'5" x 10'8" | (4.40 x 3.25)

**Bedroom 4**  
14'5" x 10'6" | (4.40 x 3.20)

**Shower Room**  
9'6" x 6'5" | (2.90 x 1.95)

**Guest Bedroom**  
11'4" x 9'8" | (3.45 x 2.95)

**Guest Shower Room**  
9'8" x 3'11" | (2.95 x 1.20)



# THE SPECIFICATION



The successful early-stage purchaser will have an opportunity to agree the final specification of floor types, light fittings, fireplaces and other finishes.

## EXTERIOR

- New Spanish slates
- Hardwood external doors
- White render and natural feature stone work
- Extensive double glazing
- Garage with Eco Star remote controlled door



## INTERIOR

- Fully fitted kitchen
- Hardwood flooring
- Four panel oak doors with brass lever handles
- Underfloor heating on ground floor
- Fully tiled bathrooms
- Feature stove to lounge
- Bespoke oak staircase





## THE LOCATION

Access is just off the western end of the Fassfern loop road which is off the A830 Fort William to Mallaig Road (The famous “Road to the Isles”). A haven of tranquility on the shores of Loch Eil, and backing on to woodland, this beautiful home feels miles from anywhere, but in fact is just a short 15 minute drive (10 miles) from Fort William and within 3 hours drive of both Edinburgh and Glasgow.

SAT NAV: PH33 7NP



## GET IN TOUCH



For more information on this unique family home please contact Campbell Homes:

Tel: 01397 712 561 | Web: [www.campbell-homes.com](http://www.campbell-homes.com)

Campbell Homes, Station Road, Spean Bridge, Inverness-shire PH34 4EP

Viewing is strictly by appointment.

For clarification, please note that these sales particulars have been prepared as a general guide, and every effort has been made to ensure they are correct at the date of publication (August 2011). The artist's impressions (computer generated images) included within this brochure have been prepared for illustrative purposes and are indicative only. Consequently, they are expressly excluded from any part of any offer or contract, and do not constitute a representation or warranty. It should not be assumed that any fixtures, furnishings etc featured in these particulars are included in the sale. Room layouts, plans and dimensions are provisional and may be subject to alteration. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. External appearance may also be subject to variation upon completion. Full architectural plans are available from the builder on request.

Offers in Scottish Legal Form should be submitted to the selling agents. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.