



**CAMERON HOUSE, ACHINTORE ROAD,  
FORT WILLIAM  
PRICE GUIDE £445,000**

- ◇ Fabulous views over Loch Linnhe and the Conaglen hills
- ◇ Prominent location on Fort William's Golden Mile
- ◇ Excellent Bed & Breakfast Potential
- ◇ 3 Reception Rooms
- ◇ 9 bedrooms (8 en-suite) (3 ground floor)
- ◇ Detached Garage and 6 designated parking bays
- ◇ EPR E (40)

## LOCATION

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. With this reputation, there is an increasing demand for holiday accommodation and this demand could be met by Cameron House once again offering bed and breakfast.

## DIRECTIONS

CAMERON HOUSE, ACHINTORE ROAD, FORT WILLIAM, PH33 6RN

From Fort William head South on the A82 along the Achintore Road until reaching Seafeld Gardens (on the left). Cameron House is the sixth on the left after passing the entrance to Seafeld Gardens.



## DESCRIPTION

Cameron House was originally built around 1934 and was extended around 1994 and now forms a substantial family home. For many years Cameron House offered bed and breakfast until the present owners retirement. This detached property is designed and laid out conducive to the tourist industry and sits in a prominent position on Fort William's Achintore Road, locally known as "The Golden Mile" which is predominately tourist orientated. Most of the en-suite rooms enjoy fabulous views over Loch Linnhe and the Conaglen hills.

The property benefits from substantial accommodation to include 9 spacious bedroomed (8 en-suite) (3 ground floor), double glazing, a fitted smoke detector/ alarm system with ancillary lighting and electric heating.



**ENTRANCE PORCH 1.11m x 1.75m (3'8" x 9'0")**

**LOUNGE: 4.4m x 4.2m (14'5" x 13'10") (into bay window)**

The large bay window provides magnificent views over Loch Linnhe and the Conaglen hills.

**DINING ROOM: 4.52m x 3.60m (14'10" x 11'09")**

There are connecting doors into the kitchen and sitting room.

**SITTING ROOM: 5.43m x 3.28m (17'10" x 10'09")**

A spacious room with sliding doors leading out to the garden. Access to the kitchen. The sitting room is utilized for additional dining when required.

**KITCHEN: 7.02m x 2.59m (23'0" x 8'8" ) (at widest point)**

Fitted kitchen with a variety of wall, drawer and base units with marble effect work surfaces, downlights, wall and floor tiles and extractor fan.

There is a wall mounted panel for the smoke alarm/detector control unit.



Bedrooms 1 – 3 are located on the ground floor, each has built in wardrobes, private facilities, and carpet flooring.

**BEDROOM 1: 4.66m x 3.89m (14'0" x 12'9")**

Spacious double room enjoying fabulous views over Loch Linnhe and the front garden. There are various built in units to include a fitted wardrobe with mirrored door, bookcase and storage.

**En-suite Toilet/Shower Room: 1.08m x 0.98m (3'06" x 3'02")**

W.C , wash hand basin, shower cubicle is wall tiling and extractor fan.

**BEDROOM 2: 5.7m x 4.41m (17'7" x 14'6") (at widest points)**

A spacious family room comprises double and single.

**En-suite Bathroom: 3.26m x 1.62m (15'4" x 10'8" )**

Bath with shower over and side screen, W.C and wash hand basin. Tiled walls.

**BEDROOM 3: 3.63m x 2.92m (10'11" x 9'7")**

Double

**En-suite Shower Room: 1.08m x 0.98m (3'06" x 3'02")**

Fully tiled, Shower cubicle, W.C, wash hand basin and extractor fan.

**FIRST FLOOR:**

**BEDROOM 4: 3.71m x 2.97m (12'12" x 9'9")**

Enjoying garden and views towards Loch Linnhe.

**En-suite Shower Room:**

Fully tiled, W.C, wash hand basin and shower cubicle. Downlights and extractor fan.

**BEDROOM 5: 4.26m x 2.8m (14' x 9'2") (at longest x widest point)**

Enjoying garden and views towards Loch Linnhe.

**En-suite Shower Room:**

Fully tiled, W.C, wash hand basin and shower cubicle. Downlights and extractor fan



## FIRST FLOOR:

### BEDROOM 6: 3.7m x 3m x (12'2" x 9'10")

Spacious double room enjoying views to Loch Linnhe and the hills beyond.

#### En-suite Shower Room

W.C. wash hand basin., tiled shower cubicle and downlights.

### BEDROOM 7: 4.39m x 3.66m (14'5" x 12'0")

Large family room comprises double and single enjoying views over Loch Linnhe and the hills beyond.

#### En-suite Shower Room

W.C and wash hand basin, fully tiled shower cubicle, downlight. Extractor fan.

### BEDROOM 8: 3m x 1.95m (9'10" x 6'5")

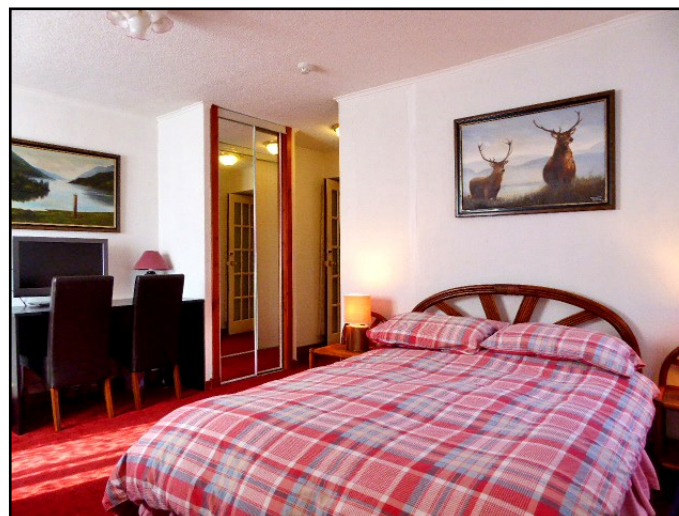
Front facing with views over Loch Linnhe. Wash hand basin.

### BEDROOM 9: 3.78m x 4.42m (12'5" x 14'6")

Spacious family room with lovely views along Loch Linnhe.

#### En-suite Shower Room

Tiled shower cubicle, W.C, wash hand basin, tiled walls, swivel downlights and extractor fan.

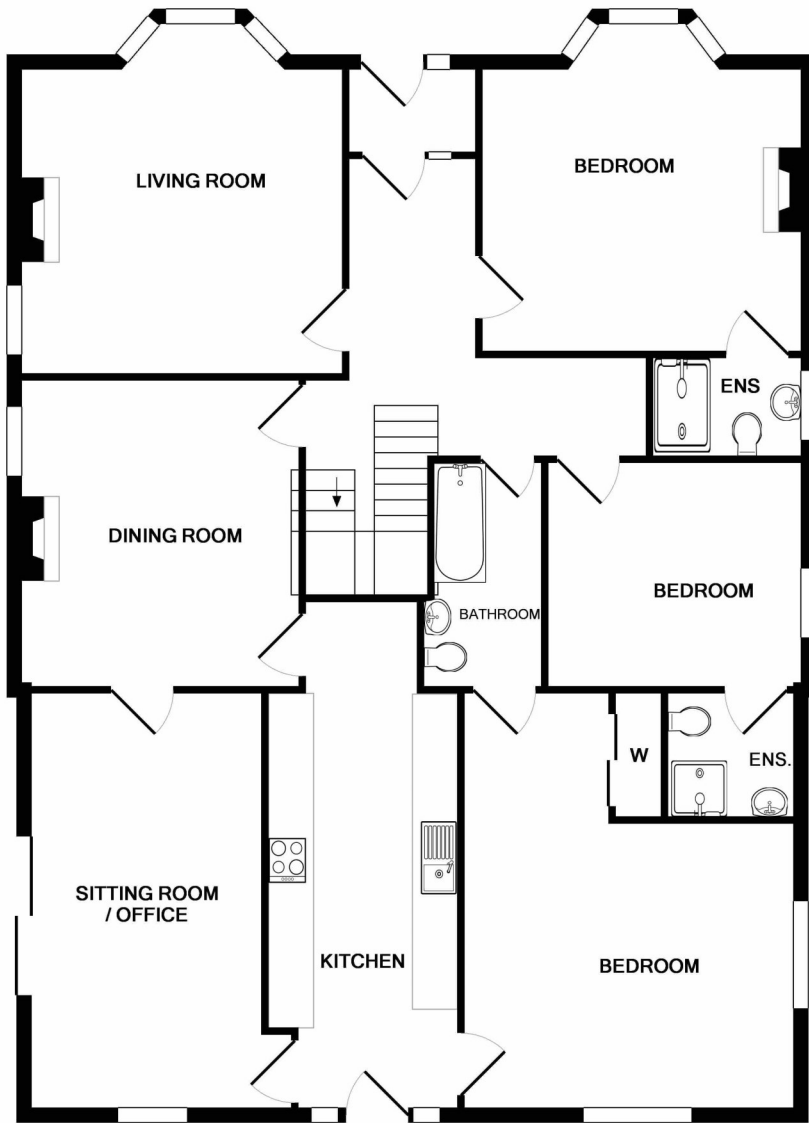




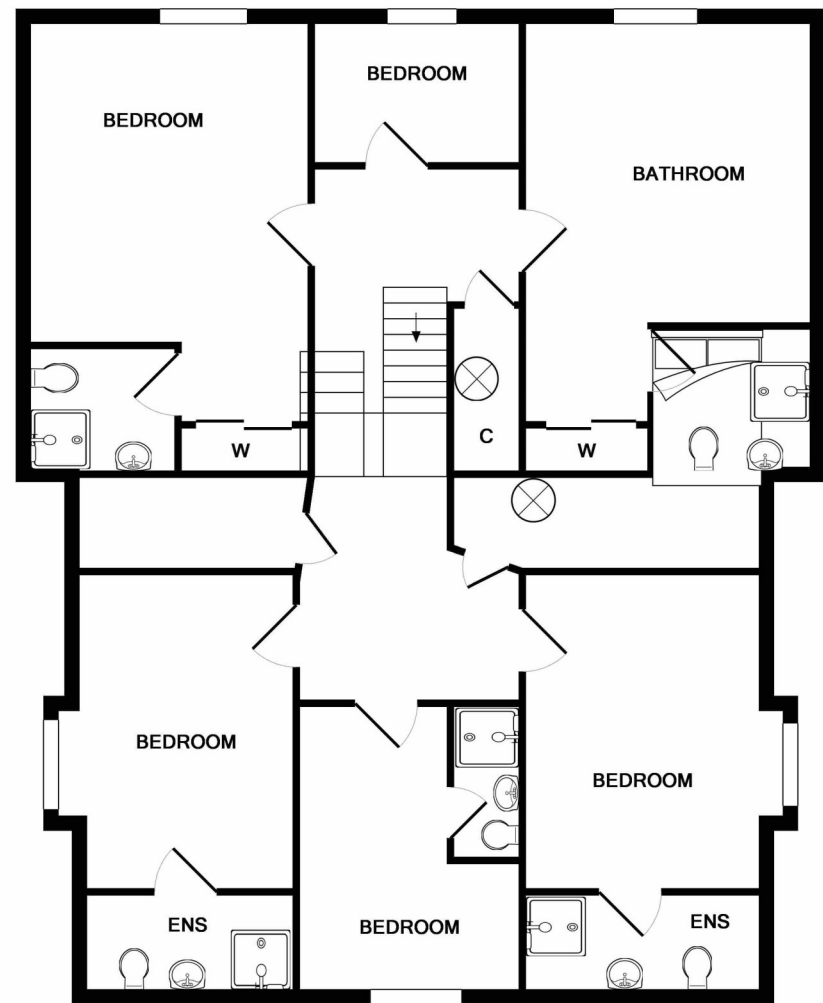
## **EXTERNALLY**

There is extensive parking to include six designated parking spaces at the front of the house, with further parking in the driveway, From the parking area steps lead to a raised patio and ground level lights illuminate the front of the house. To the front is a garden hedge which provides a degree of privacy. There is attractively laid out garden grounds with a variety of shrubs and flowers through-out as well as a lawn. To the back is a drying green, a garden shed and green house both are included in the sale price. There is a large single garage with up and over door, power supply and light.

The property is within walking distance of a local store in Grange Road, the newly built primary school and Fort William's Town Centre.



GROUND FLOOR



1ST FLOOR



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