

Westcourt

Bed & Breakfast

Achintore Road, Fort William, PH33 6RQ




McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser
Legal is delighted
to present to
the market
Westcourt

Guest House, a prestigious and
generously proportioned detached
property with a separate one-
bedroom apartment with glorious
hill and lochside views. Offered to
the market in immaculate order
throughout, with a truly luxurious
yet homely feel. The property is a
large family home, currently trading
as a successful guest house.



On entering the property, you are welcomed by a most spacious reception hall, which in turn leads to all ground floor apartments, including a large family kitchen with a breakfasting area. There is a wealth of floor and wall-mounted units with granite work surfaces and integral appliances, all surrounding the showpiece central island. The patio doors lead from the kitchen to the patio/entertaining area to the rear of the property. The utility room just off the kitchen is also a good size.



the **Kitchen**



The large lounge to the front of the property features a beautiful fire surround and large windows capturing uninterrupted views over the loch and hills. The private dining area forms part of the living room, which has patio doors leading to the rear patio. Cleverly hidden in the corner of this room is a door and staircase leading to the basement, which is ideal for extra storage.



the Lounge





Bedroom 5



Also, at this level you will find two double bedrooms, one with an en suite bathroom, including a double shower and a double Jacuzzi spa bath, the spacious dining room and a handy downstairs shower room.



“
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”

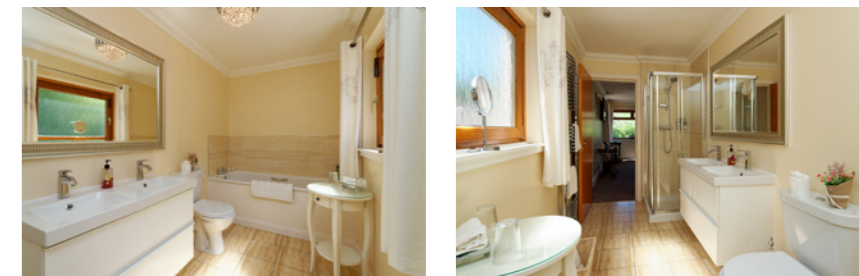




The first floor is accessed via the impressive oak staircase, through the large landing where you will find four spacious bedrooms, one of which is the master bedroom/suite. This, along with one of the other bedrooms, has a fantastic en-suite, with a six-foot bath and a separate double shower. There are two double bedrooms, both with modern en-suite facilities.



Bedroom 1





Bedroom 2



Bedroom 3



Bedroom 4

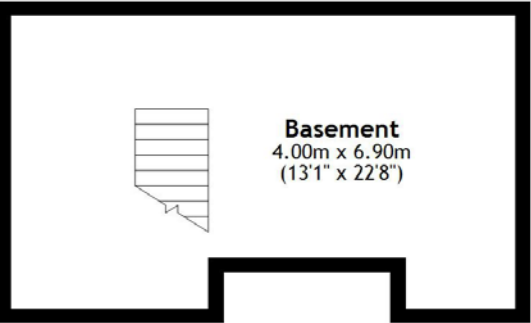
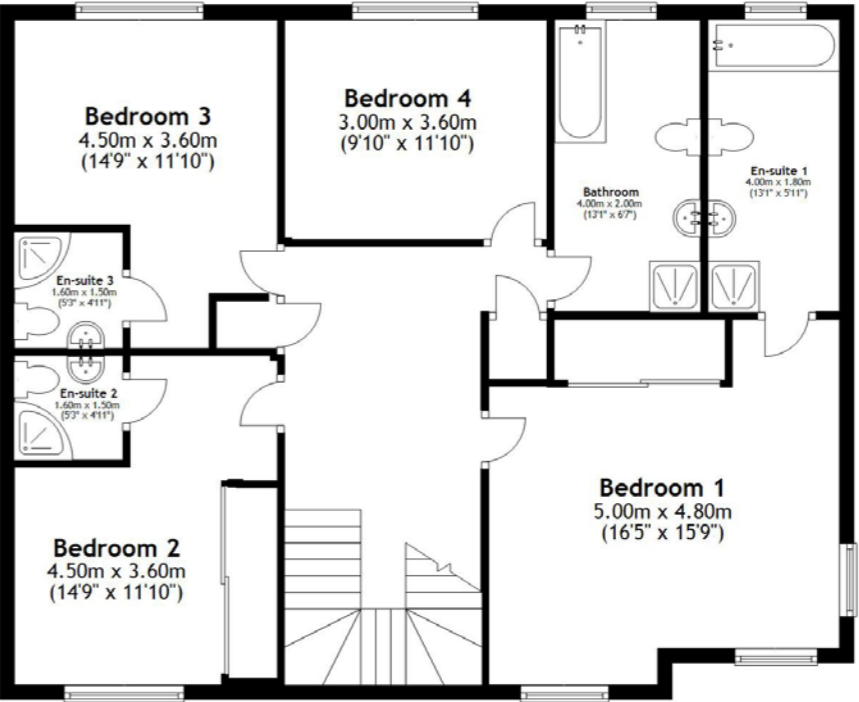


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FLOOR PLAN & DIMENSIONS



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Self Contained Apartment



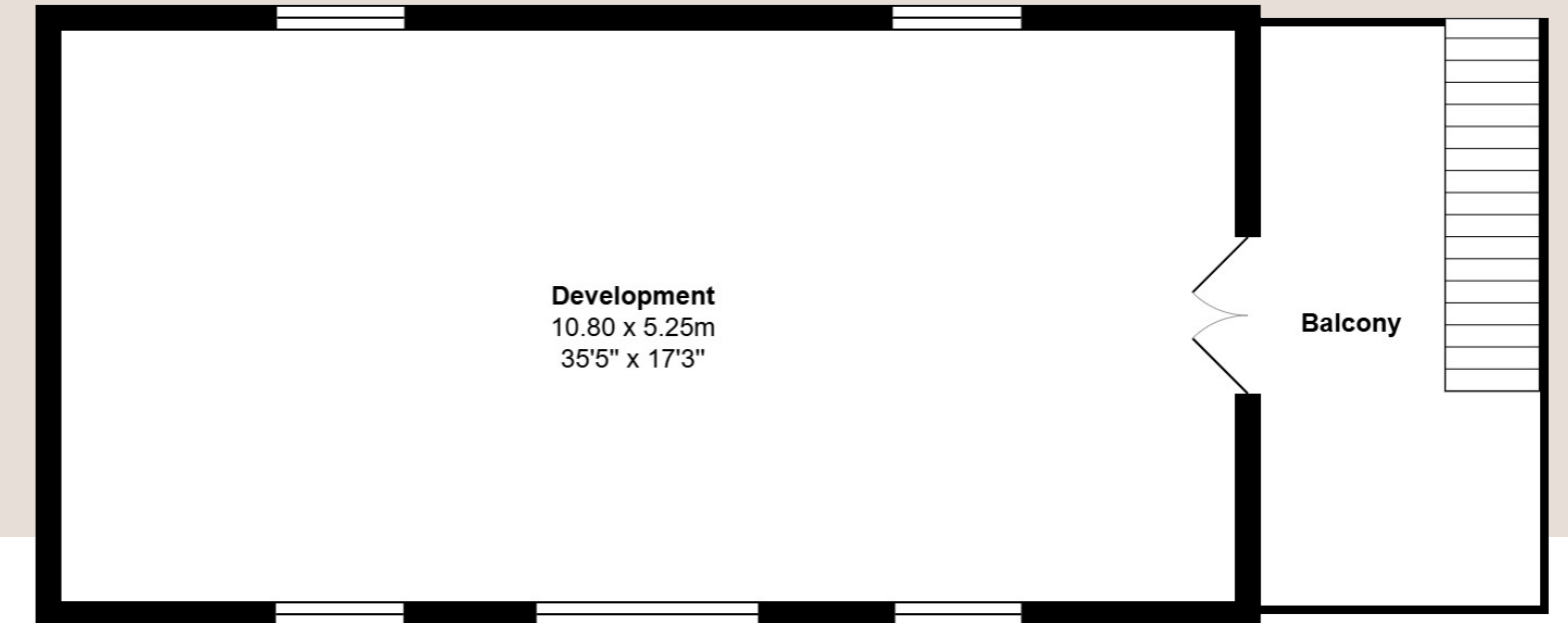
The self-contained apartment, recently constructed and located above the garage, has an open plan kitchen/ living area, bedroom and a shower room. It is beautifully presented and would work well as an added source of income.







Westcourt Development



Externally, the property occupies a larger-than-average plot with ample parking at both the front and rear of the property. The raised decking to the rear offers fantastic views over Loch Linnhe.

Services: Mains gas, electric, water and drainage

Tenure: Freehold

Accounts: Will be made available following a formal viewing appointment





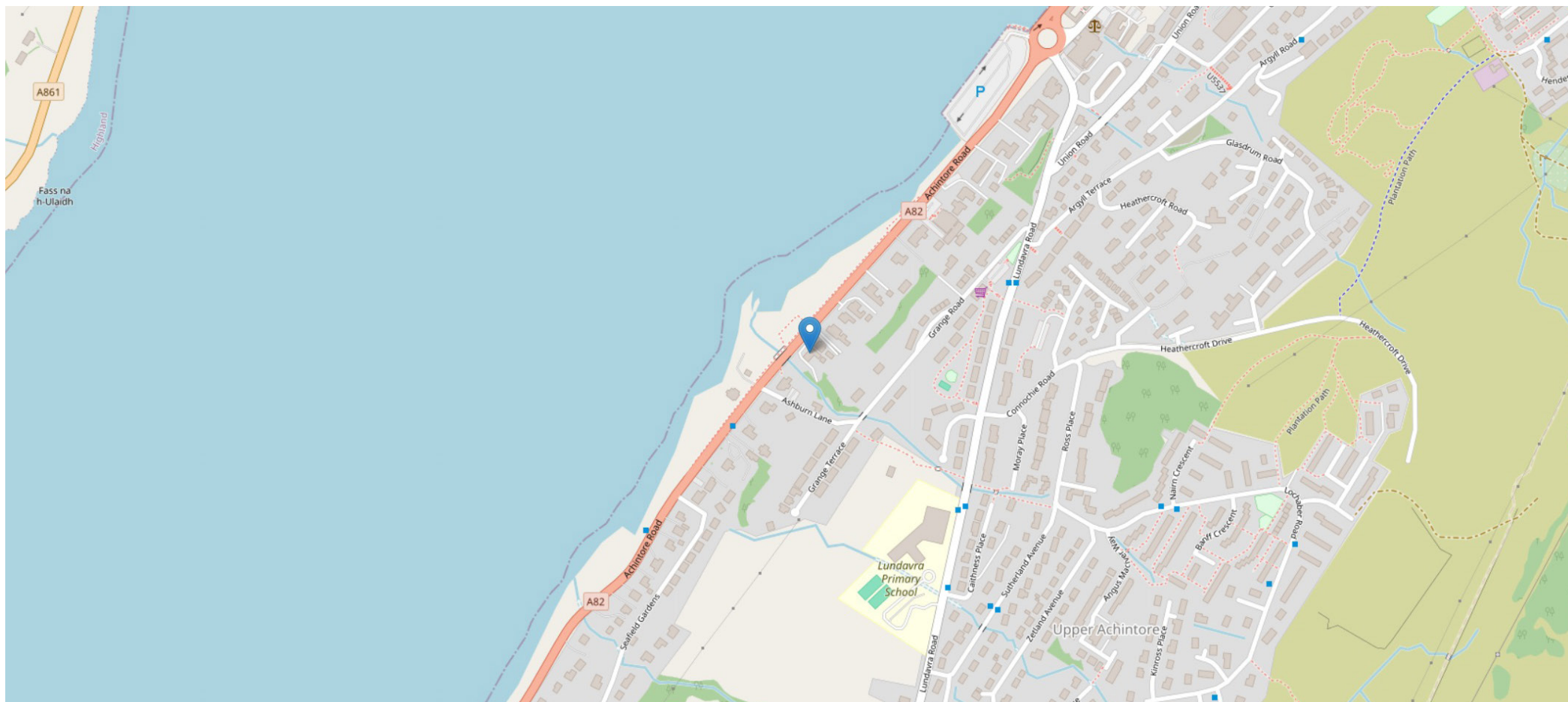
Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”. Fort William offers a superb selection of amenities, including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus from both the Northern and Southern routes. Fort William offers 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 for being welcoming and friendly.







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