

FOR SALE

Garvan New Build & Small Holding



Room Sizes

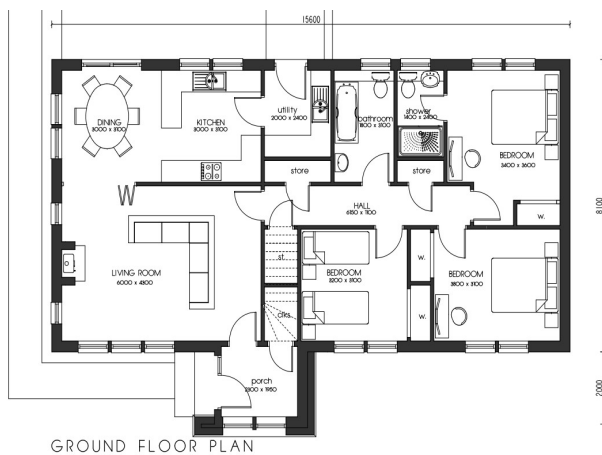
- Kitchen
3000 x 3100
- Dining Room
3000 x 3100
- Lounge
6000 x 4300
- Bedroom 1
3400 x 3600
- En-suite
1400 x 2400
- Bedroom 2
3800 x 3100
- Bedroom 3
3200 x 3100
- Bathroom
1800 x 3100
- Hallway
6150 x 1100
- Utility
2000 x 2400

- A unique opportunity to purchase one of three newly built homes in a beautiful rural location in the Scottish Highlands, with views onto Ben Nevis, Loch Eil and Garvan Glen.
- These homes create a fantastic opportunity to benefit from rural living, while being within commuting distance to the town of Fort William, 14 miles away.
- Included in the sale of each home is a newly cultivated and reseeded small holding to the front of each property, forming an idyllic country living opportunity.

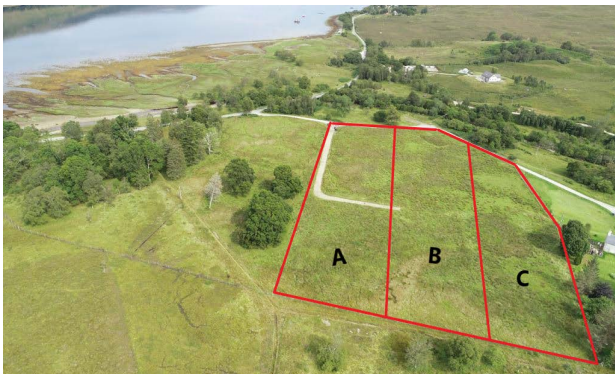
Key Features



- Our kits are constructed in-house using slow growing Scandinavian FSC certified timber, ensuring sustainability and longevity of the build.
- The windows and doors throughout will be Aluminum clad, providing peace of mind for inclement weather.



- Natural Sheep's wool insulation will be used as a form of insulation.
- The heating will be provided by an Air Source Heat Pump (ASHP) which will require minimal maintenance while lowering heating costs, carbon emissions and providing a potential income through the Renewable Heat Incentive scheme.
- Bedroom three will benefit from additional sound proof insulation and sound-block plasterboard to lend itself the opportunity to be used as a home office. This will be complemented with the option of having Locheilnet installed into the property which is an award winning Community Broadband Provider, with up to 30Mb upload/download speeds.
- First floor plans have been designed to allow the potential owner to develop the first floor and create an additional two en-suite bedrooms and large hall/study.



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