

# AN ATTRACTIVE DEVELOPMENT OF 2 & 3 BEDROOM HOMES IN A RURAL VILLAGE SETTING



**BURNSIDE**  
10 LUXURIOUSLY APPOINTED HOMES





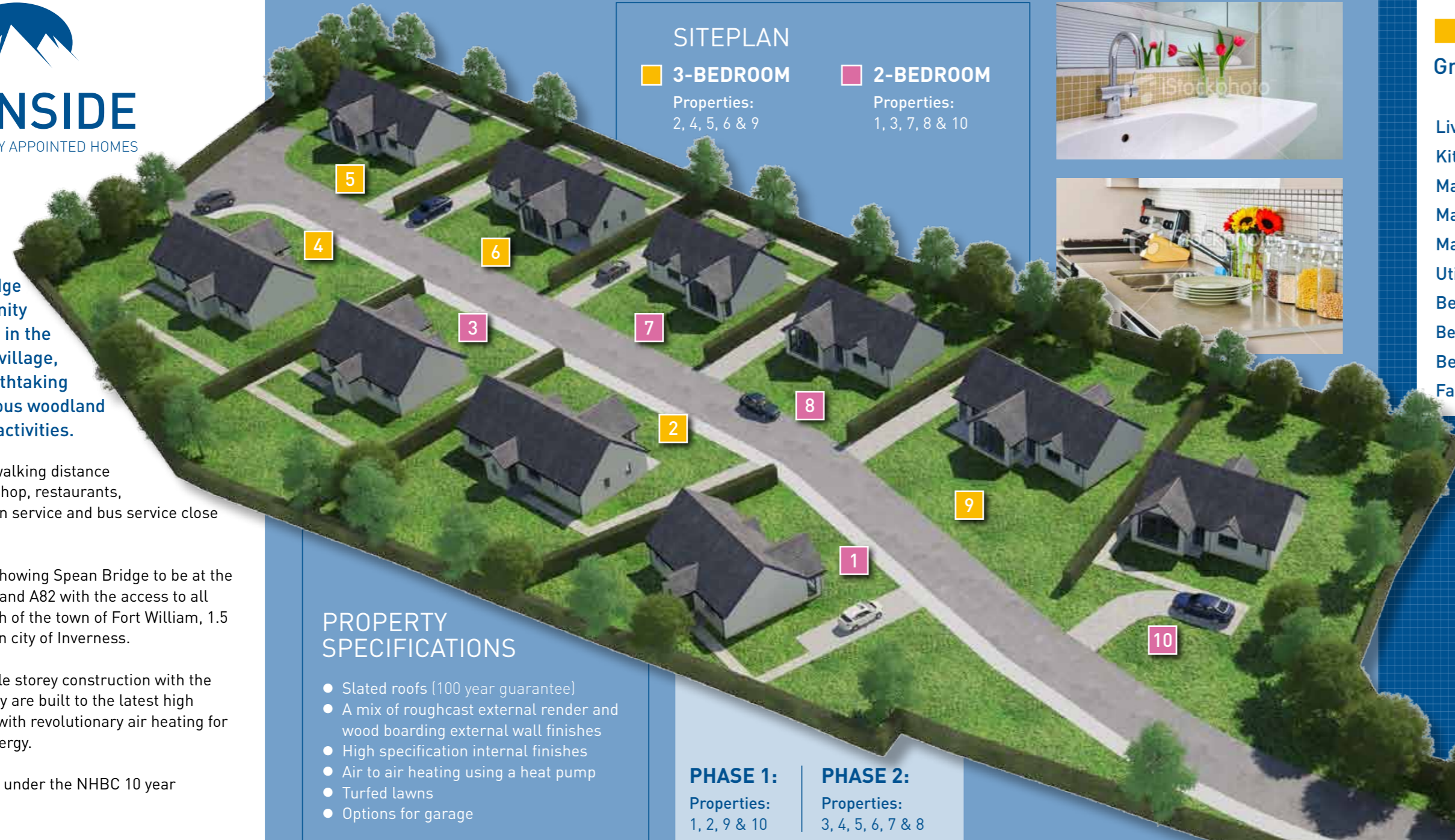
This 10 house development in the village of Spean Bridge is a unique opportunity to purchase a home in the heart of a highland village, surrounded by breathtaking scenery and numerous woodland walks and outdoor activities.

Local facilities within walking distance are a primary school, shop, restaurants, community centre, train service and bus service close to site.

See the location map showing Spean Bridge to be at the cross roads of the A86 and A82 with the access to all areas. 10 minutes north of the town of Fort William, 1.5 hours south of the main city of Inverness.

The houses are of single storey construction with the option of a garage. They are built to the latest high standard of insulation with revolutionary air heating for economy and green energy.

All the homes are built under the NHBC 10 year protection scheme.



## SITEPLAN

### 3-BEDROOM

Properties:  
2, 4, 5, 6 & 9

### 2-BEDROOM

Properties:  
1, 3, 7, 8 & 10

## PROPERTY SPECIFICATIONS

- Slated roofs (100 year guarantee)
- A mix of roughcast external render and wood boarding external wall finishes
- High specification internal finishes
- Air to air heating using a heat pump
- Turfed lawns
- Options for garage

### PHASE 1:

Properties:  
1, 2, 9 & 10

### PHASE 2:

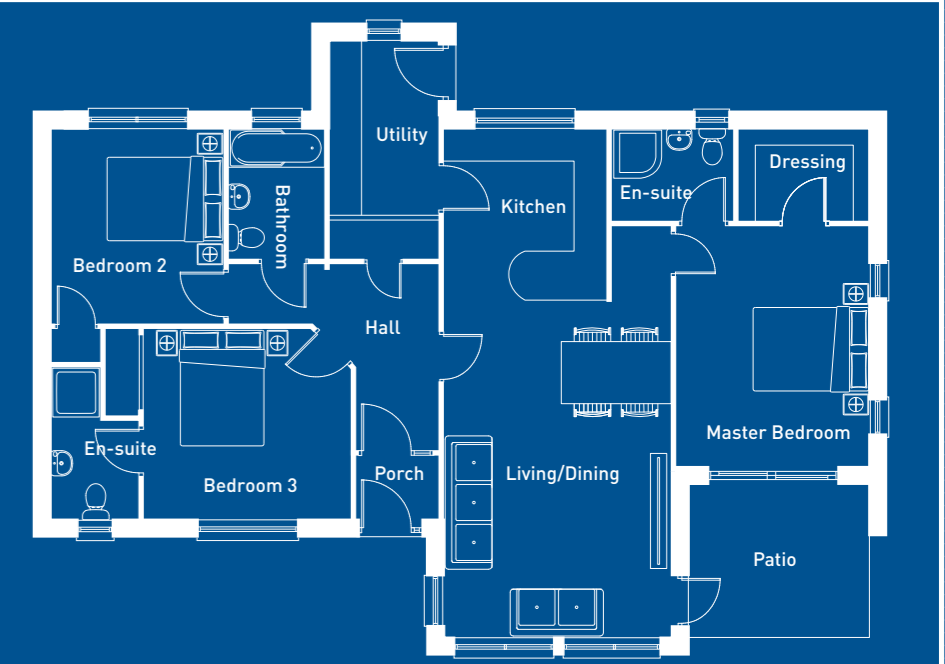
Properties:  
3, 4, 5, 6, 7 & 8



## 3-BEDROOM PROPERTIES

### Ground Floor Room Dimensions

	Metres	Feet
Living/Dining	6.25 x 4.20m	20'6" x 13'8"
Kitchen	3.10 x 3.00m	10'2" x 9'8"
Master Bedroom	4.51 x 3.53m	14'8" x 11'6"
Master En-suite	1.70 x 2.24m	5'6" x 7'3"
Master Dressing	1.70 x 2.40m	5'6" x 7'9"
Utility	3.23 x 2.00m	10'6" x 6'6"
Bedroom 2	3.50 x 3.82m	11'5" x 12'5"
Bedroom 2 En-suite	2.82 x 1.60m	9'3" x 5'2"
Bedroom 3	3.61 x 3.00m	11'8" x 9'8"
Family Bathroom	2.40 x 1.92m	10'6" x 6'6"

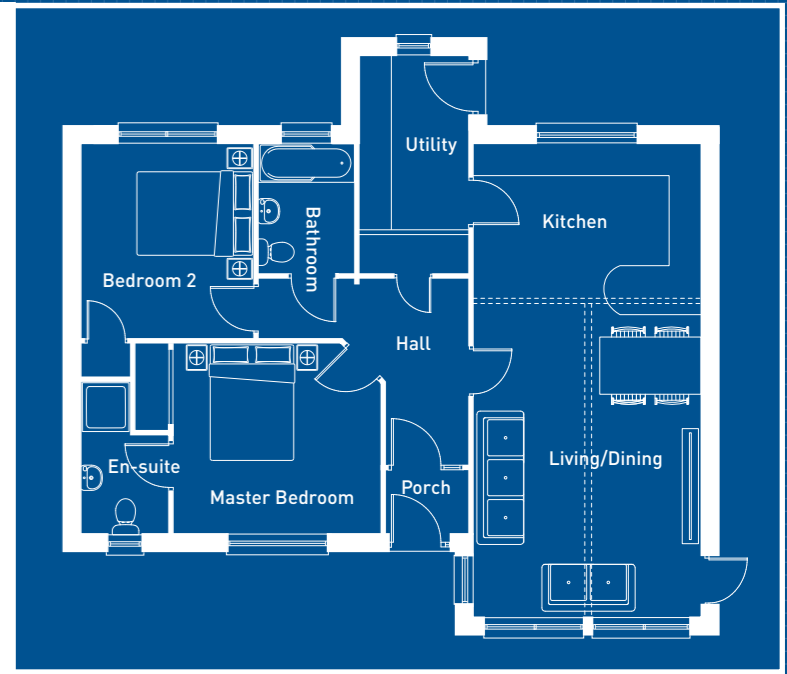


## 2-BEDROOM PROPERTIES

### Ground Floor Room Dimensions

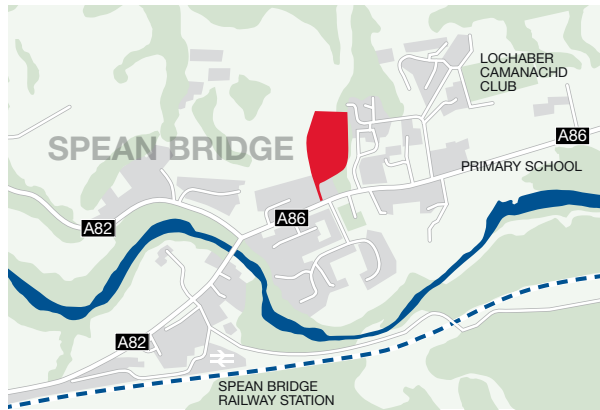
	Metres	Feet
Living/Dining	6.45 x 4.20m	21'1" x 13'8"
Kitchen	2.90 x 4.20m	9'5" x 13'8"
Utility	3.23 x 2.00m	10'6" x 6'6"
Master Bedroom	3.50 x 3.82m	11'5" x 12'5"
Master Em-suite	2.83 x 1.60m	9'3" x 5'2"
Bedroom 2	3.61 x 3.15m	11'8" x 10'3"
Family Bathroom	2.40 x 1.92m	7'9" x 6'3"

All dimensions listed are maximum & internal floor plans may be subject to alteration.





# A FABULOUS LOCATION TO LIVE AND WORK...



## HOW TO FIND US

Spean Bridge is ten miles north of Fort William on the A82.

Our offices are on Station Road – turn right at the Spean Bridge Hotel when approaching from the south or left from the north.

The town of Fort William located on the banks of Loch Linnhe with the magnificent Ben Nevis in the distance



## GET IN TOUCH

For further information on these properties, please contact Campbell Homes on:-

**01397 712 561**

or visit [www.campbell-homes.com](http://www.campbell-homes.com)

The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

Brochure design and 3D Visuals by [www.iCreate3d.com](http://www.iCreate3d.com)



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