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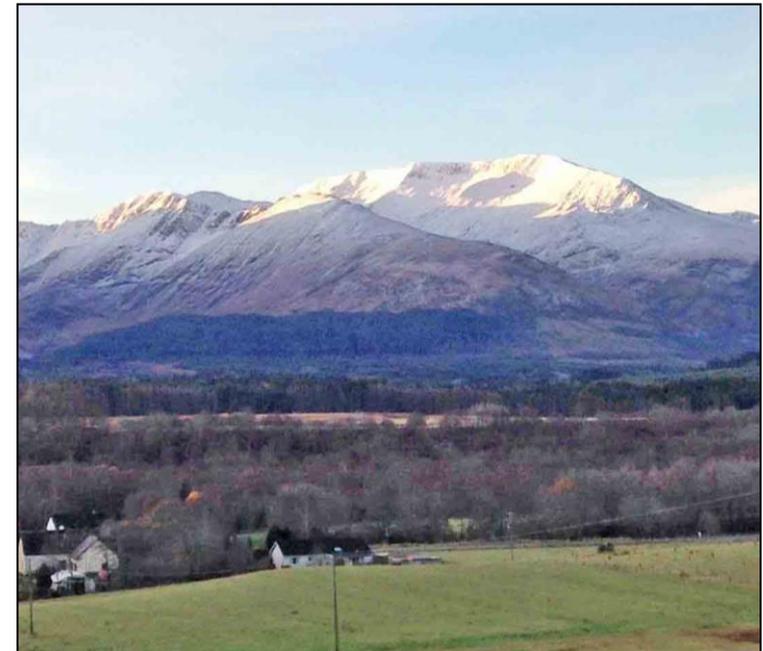
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ALLT MOR, INVERROY, ROY BRIDGE, NR FORT WILLIAM

Superior detached family home set in 1/2 acre in the tranquil hamlet of Inverroy. Surrounded by beautiful West Highland Scenery enjoying views over its grounds and towards the Grey Corries and Aonach Mor.



- ❖ Set in 1/2 acre of land surrounded by stunning scenery
- ❖ Development potential
- ❖ Substantial living accommodation
- ❖ Four Bedrooms (one ground floor) (one en-suite)
- ❖ Bathroom and Shower Room
- ❖ Under floor heating ground floor / multi fuel stove
- ❖ Double Garage
- ❖ Energy Performance Rating C-73

PRICE GUIDE £325,000

Originally built in 2000 and extended in 2003, Allt Mor is a superior detached villa located in a tranquil setting surrounded by beautiful West Highland Scenery in the popular hamlet of Inverroy. This idyllic property enjoys semi-rural living yet amenities are close-by. Allt Mor occupies a prime position and boasts spectacular views over its grounds towards the Grey Corries and Aonach Mor. The property sits in approximately 1/2 an acre of well-tended garden grounds surrounded by an abundance of wildlife, woodland and mountain scenery. This is an exciting opportunity to purchase a superior, modern family home which has been well maintained and is in good decorative order throughout. With neutral décor this beautiful property forms a stunning, clean and contemporary home which benefits from substantial living accommodation, double glazing, Canadian Maple hardwood flooring, zoned underfloor heating through-out the ground floor, a multi fuel stove with granite stone surround, double garage with development potential and significant garden grounds.

Inverroy is a west east of Roy Bridge and approximately 12 miles from Fort William. Roy Bridge has a café, ideally situated for visitors to the Glen Roy Parallel Roads, a hotel, a village hall, church, a train platform on the Glasgow to Mallaig line and a regular bus service to and from Fort William. With further facilities and amenities available at nearby Spean Bridge just 2 miles west of Inverroy. Spean Bridge is an attractive and well equipped village and home to a railway station on the line to Fort William with its building being converted into the Old Station Restaurant. Spean Bridge has an excellent primary school with transport to and from Inverroy. There are good rail and road links to Fort William, Mallaig, Glasgow as well as the overnight sleeper to London. There is also a bus service to and from Inverness and the Isle of Skye.

Fort William is the main district town of Lochaber and 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, Nevis Range Ski and Mountain Bike Centre and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including rock climbing, kayaking, skiing, hill walking, mountain biking and sailing to name but a few.

ACCOMMODATION: Inner Hallway, Lounge, Fitted Kitchen-Diner, Utility, Snug, Office, Bathroom, Shower Room, Four bedrooms (One En-Suite and One Ground Floor).

ENTRANCE HALLWAY: 5.16m x 3.57m (16'11" x 11'08") at longest x widest points

DIRECTIONS:

Allt Mor, Inverroy, Roy Bridge,
PH31 4AQ.

Driving from Fort William turn onto the A86 at Spean Bridge heading towards Roy Bridge. Less than a mile from Roy Bridge there is an area known as Inverroy. On passing the sign for Inverroy continue on the A86, Allt Mor is set back off the road the 2nd property on your left, and this side of the neighbouring property Lynhope. If you pass the red pillar box on the left you have gone too far.

The front door has an adjoining full height, glazed panel to afford this "L" shaped hallway with plenty of natural daylight. Canadian Maple hardwood flooring compliments the use of wood and stain to doors, skirtings and facings. Under-floor heating, two built in store cupboards one houses the under floor heating system and electrics. Access to the first floor via a staircase with Balustrade and Newel post and Wool carpet flooring.

SNUG: 3.98m x 3.74m (13'0" x 12'03")

A cosy snug adjacent to the dining area accessed by internal French style doors. A feature of the room is the multi fuel stove with local granite surround and slate hearth. Canadian Maple hardwood flooring with under floor heating, spot lights and central light fitting.



KITCHEN-DINER

Kitchen area: 4.01m x 3.27m (13'02" x 10'08")

Diner area: 5.05m x 3.34m (16'07" x 10'11")

A bright and spacious room with clearly defined cooking/dining areas. The adjoining snug with French style doors help to create a real family friendly living space and the option for an open plan style environment if desired.

The Kitchen area boasts ample storage with a variety of wall, drawer and base units. There is an integrated dishwasher and built in double oven, hob and extractor chimney.

There are modern wall tiles above the work surface area and large modern tiled flooring with underfloor heating and spotlight.

The Dining area has French Doors opening out onto a patio with seating area. You will enjoy stunning views to the Grey Corries whilst sat at the dining table. Canadian Maple hardwood flooring with under floor heating and spot lights.



UTILITY

6.09m x 2.06m (19'11" x 6'07")

The utility extension was added in 2003. A substantial room which joins the main house to the double garage and can be accessed from the kitchen, garage and from outside.

With a variety of base and drawer units, sink, worktops with tiled walls above, plumbing and electrics for all white goods, extractor fan, clothes pulley and modern tiled flooring with under floor heating.



LOUNGE

5.03m x 5.0 (16'06" x 16'04") at longest x widest points

A beautiful dual aspect room with a full height windows to the front providing the room with plenty of natural daylight. Built in shelving, central light fitting, Canadian Maple hardwood flooring with under floor heating and stunning views.



BEDROOM 1 GROUND FLOOR
3.36m x 3.08m (11'0" x 10'01")

Built in cupboard with hanging rail and shelving. Wool carpet flooring and oil underfloor heating.



BATHROOM GROUND FLOOR
2.38m x 1.97m (7'09" x 6'05")

White suite comprises: Bath, wash hand basin and W.C with part tiled walls, spot lights and extractor fan, light fitting with shaver socket, tiled flooring with under floor heating.



FIRST FLOOR

OFFICE
4.40m x 2.15m (14'05" x 7'0")

Currently used as an office but could form a single bedroom. Stained wood flooring, spot lights and lovely mountain views from Velux style window.



BEDROOM 2
3.99m x 2.67m (13'01" x 8'09")

Built in cupboard with hanging rail and shelving. Carpet flooring.



BEDROOM 3
3.97m x 3.28m (13' x 10'09")

Recessed hanging rail and shelving. Wool carpet flooring and stunning mountain views from Velux style window.

SHOWER ROOM
2.56m x 1.65m (8'05" x 5'04")

Fully tiled shower cubicle with folding door, wash hand basin and W.C. Light fitting with shaver socket, Velux style window, tiled flooring with under floor heating,

MASTER EN-SUITE - BEDROOM 4
6.05m x 3.39m (19'10" x 11'01")

Huge bedroom with double door louver style wardrobes, additional storage and shelving. There is a storage window seat where you can enjoy stunning views to the Grey Corries. Carpet flooring.

En-Suite
1.97m x 1.64m (6'06" x 5'04")

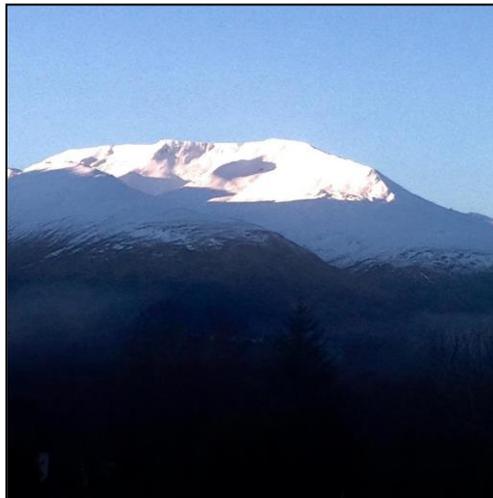
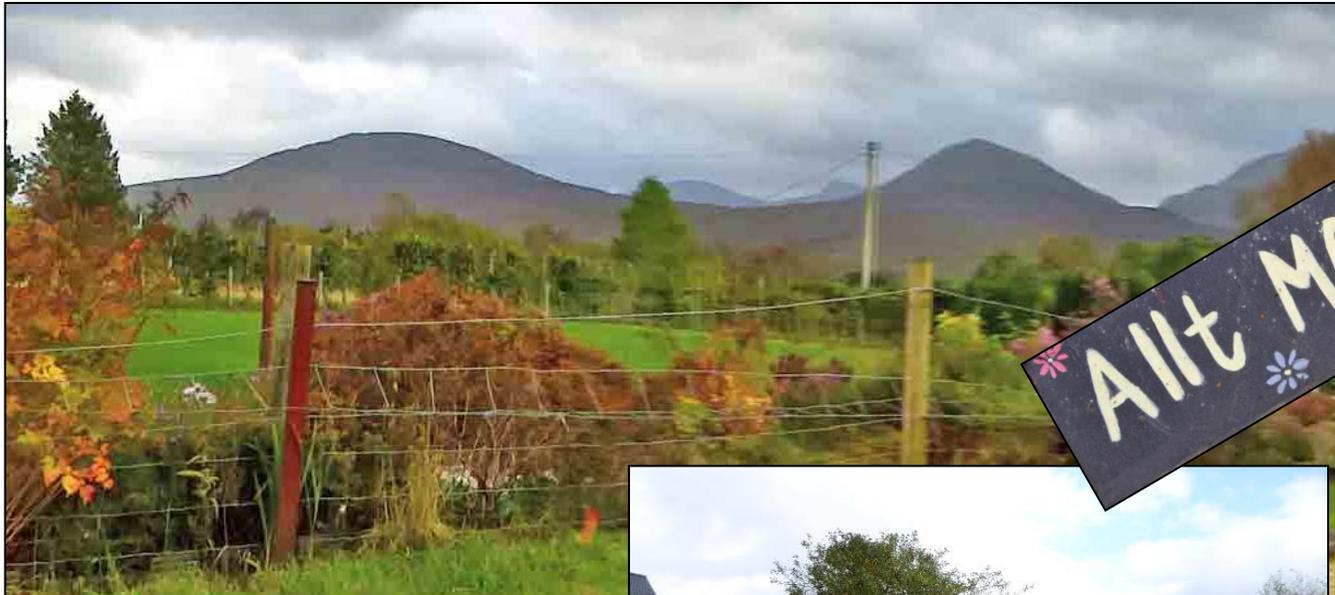
Predominantly tiled, shower cubicle with folding door, wash hand basin and W.C. Light fitting with shaver socket, Velux style window, tiled flooring with under floor heating,



EXTERNALLY

Access to the property is gated and via a tarred drive leading to the rear where there is parking for in excess of 4 vehicles and a double garage linked to the house. It has two sectional up and over doors. With the relevant planning and permissions the garage forms an ideal development opportunity and could form an independent annex. Designed with development potential in mind, there is easy access to sewage, drainage and the preparation for underfloor heating has already been prepared.

There are good size garden grounds to the front and rear which are primarily laid to lawn. There is an apple and plum tree and various other species of trees and shrubs. Fruit buses include raspberry and blackcurrants. There is a large raised planter and a large poly-tunnel. A patio with seating area, outside tap and lighting.





A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-

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Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

