

# ROSEISLE, ROY BRIDGE ROAD, SPEAN BRIDGE, FORT WILLIAM



**OFFERS OVER £229,000**

**Home Report Valuation £240,000**

**mcintyre & co**  
Solicitors & Estate Agents

## KEY FEATURES:

Open plan lounge-diner with feature fire  
Spacious fitted kitchen-diner / Second sitting room  
5 Bedrooms (3 En-suite)  
Shower room  
Large Landing with seating areas and useable space  
Double glazing / Gas central heating  
Garage + off street parking for approx 6 cars  
Energy Performance Rating E (49)

## LOCATION/AMENITIES:

Situated approximately 10 miles from Fort William is Spean Bridge, an attractive and well equipped village, with a well-stocked shop, primary school, woollen mill, hotels, bars, cafe and restaurants. Also home to a railway station, on the line to Fort William with its building being converted into the Old Station Restaurant. There are good rail and road links as well as being on a bus route into Fort William.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

## DIRECTIONS: ROSEISLE, ROY BRIDGE ROAD, SPEAN BRIDGE, PH34 4EU

On leaving Fort William Town Centre travel along the A82 Fort William to Inverness Road to Spean Bridge. After passing the 30pmh sign on entering Spean Bridge turn right onto the A86, passing the Russell's Restaurant on your right, continue along the road, Roselsle is opposite and just before the primary school which is on the left.

## DESCRIPTION:

A deceptively spacious five-bedroomed detached property with character and charm. The accommodation is split over 2 levels and with 2 dining areas and 3 sitting areas the property lends itself well to Airbnb.

In addition, with the current layout of the property the house would work well for independent living for family members if required and with minor modifications the owner's accommodation could be kept totally separate from guest rooms and facilities.

The house is bright and spacious through-out and benefits from calor gas central heating as well as a central feature fireplace with back to back openings making the lounge and dining area cosy and warm. There are numerous lovely sash sliding window through-out the property and natural back to board flooring in the lounge-diner.

Situated right in the heart of the village of Spean Bridge with the modern primary school conveniently located almost opposite.

## ACCOMMODATION COMPRISES:

Entrance hall, lounge-diner, sitting room, kitchen-diner, 5 bedrooms (3 en-suite), shower room.

## ENTRANCE PORCH: 1.72m x 2.18m (5'8" x 7'2") - INNER HALLWAY

A large entrance porch with tile flooring, a lovely feature on entry is the view to the open sitting area with exposed wood cladding and balustrade style rail. The high ceiling creates a sense of warmth and space





**LOUNGE/DINER:** Lounge area: 6.76m x 3.64m (22'2" x 11'11")  
Dining area: 4.16m x 3.82m (13'8" x 12'6") (longest x widest points)

Large sash sliding windows and sliding patio doors provide plenty of natural lighting to the room. There is a central feature fire place with back to back openings creating atmosphere and warmth. Stained wood floorboards.

**KITCHEN/DINER:** 6.61m x 4.13m (21'8" x 13'7") (longest x widest points)

Over a split level with large work surface areas as well as a defined breakfast/dining areas. There is a variety of wall, drawer and base units and a built-in double oven. Vinyl flooring. Window overlooks the rear garden and a rear access door.

**BEDROOM 1 – GROUND FLOOR:** 4.42m x 4.24m (14'6" x 13'11")  
En-Suite: 12.5m x 7.5m (3'79" x 2'25") (longest x widest points)

Spacious room with carpet flooring and built in furniture.

The en-suite comprises: shower cubicle with electric power shower, W.C, Wash Hand Basin with tiled splash back. Built-in storage cupboard. Vinyl flooring, a large sash window, radiator, display cabinet with mirrored front and shaver point.

**BEDROOM 2:** 3.46m x 3.31m (11'4" x 10'10")

For independent annex type accommodation or Bed & Breakfast this room lends itself well to use as a dining room/sitting room. Carpet flooring.

**SITTING ROOM/OPTIONAL BEDROOM:** 3.50m x 3.36m (11'6" x 11'0")

Currently used as a cosy second sitting room. Window overlooks the garden ground, T.V point and carpet flooring.

#### SHOWER ROOM

Fully tiled shower cubicle with electric power shower, wash hand basin and W.C. Recessed, tiled shelving, shaver point and extractor fan. Vinyl flooring.

**BEDROOM 3:** 4.98m x 3.90m (16'4" x 12'10") (longest x widest points)

A bright and spacious room with a three pane double glazed window which overlooks the rear garden ground.

**En-Suite:** 2.59m x 1.10m (8'6" x 3'7") (longest x widest points)

The en-suite consists of "step-in" shower unit with electric power shower, wash hand basin with tiled splash back, W.C. and extractor fan. Mosaic tile effect vinyl flooring.



## FIRST FLOOR

### LANDING/SITTING AREA 6.48m x 3m (21'3" x 9'10")

A spacious dual aspect galley style landing, ideal for use as a sitting area/study for joint use of Bedrooms 5 & 6. There are storage cupboards with shelving one of which houses the water tank. A cedar lined ceiling with velux window. Carpet flooring.

### BEDROOM 4: 3.60m x 3.56m (11'10" x 11'8") (longest x widest points)

Another bright and spacious room with coombed ceiling. Large walk-in wardrobe with shelving. Carpeted.

### En-suite: 2.76m x 2.25m (9'1" x 7'5") (longest x widest points)

Consists of bath with electric power shower over, tiled surround. Wash Hand Basin and W.C, extractor fan, towel rail and radiator. Vinyl flooring.

### BEDROOM 5: 10.10m x 3.31m (14'5" x 4'39")

Spacious room with coombed ceiling, spot lights, large Velux style window, carpet flooring and radiator.

## EXTERNALLY

There is garden ground to front, side and rear of the property which is mainly grassed. The boundaries are fenced with timber ranch style fencing and wire. A long driveway leads to the rear of the property where there is a garage, the driveway has adequate parking for approx 6 vehicles. A footpath laid with stone chip leads around the property. There is a raised Patio area ideal for sitting out and taking in the views or lazy summer evenings.



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A HOME REPORT IS AVAILABLE

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

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.

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