

8A, BRAEROY ROAD, ROY BRIDGE



OFFERS IN THE REGION OF £255,000
HOME REPORT VALUATION £260,000

KEY FEATURES:

Surrounded by lovely woodland views near the River Roy

Spacious and modern living accommodation

Two reception rooms with feature stove to the lounge

3 Bedrooms (master en-suite)

Family bathroom

Double glazing / Large detached garage and significant parking

Energy Performance Rating D (63)

LOCATION/AMENITIES:

Roy Bridge is a small village, that lies at the joining of the River Roy and River Spean located on the A86 just 3 miles east of Spean Bridge in the Scottish Highlands. Roy Bridge is a small community that offers a range of facilities to include a café, hotels and a bar with further facilities and amenities available at nearby Spean Bridge. Also, home to an unmanned railway station on the line to Fort William. There are road links to Fort William and Inverness with a regular bus service.

Spean Bridge is an attractive and well-equipped village, with a well-stocked shop, primary school, woollen mill, hotels, bars, cafe and restaurants.

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



DESCRIPTION:

This detached 3-bedroom bungalow was originally built around 1998 and spans approximately 114 square metres. The property sits in approximately $\frac{3}{4}$ acre of grounds surrounded by an abundance of wildlife and woodland scenery.

The property is in good order through-out and has been designed to take full advantage of both light and views. With its neutral décor this lovely property forms a clean and contemporary family home which benefits from substantial living accommodation, modern fitted kitchen, feature stove to the lounge, a dining room, which could be utilized as a 4th bedroom, double glazing, electric heating and a detached garage.

Accommodation Comprises:

Entrance porch, inner hallway, lounge, dining room fitted kitchen, utility room, 3 bedrooms (master en-suite) and family bathroom.

DIRECTIONS: 8A BRAEROY ROAD, ROY BRIDGE PH31 4AJ

Travelling North from Fort William on the A82, turn right at the Spean Bridge Woollen Mill. Continue on the (A86) until reaching Roy Bridge, at the café/bus terminal on your left take the single-track road (Braeroy Road) pass the church by approx 200 metres and 8A is on your right. 8A is signed at the start of the access track to the property. On reaching the sign 8A, drive down the track and continue until reaching the metal gates at the end of the track where 8A is situated.

ENTRANCE PORCH: 2.01m x 1.59m (6'07" x 5'02")

Windows to either side of the porch and tile effect vinyl flooring.

LOUNGE: 7.42m x 4.29m (24'04" x 14'01")

(at longest x widest)

Front facing room enjoying dual aspect woodland views. A feature of the room is the wood burning stove. Laminate flooring and two storage cupboards.

DINING ROOM: 3.23m x 2.97m (10'07" x 9'09")

Situated off the lounge, laminate flooring and serving hatch to kitchen.

FITTED KITCHEN: 3.92m x 2.76m (12'10" x 9'01")

Modern fitted kitchen with a variety of wall, drawer and base units with co-ordinating worktops and laminate flooring.

UTILITY ROOM: 2.83m x 1.63m (9'03" x 5'04")

Accessed from the rear of the property. Sink, drainer, base cabinets and shelving. Space for kitchen appliances.

BEDROOM 1: 3.19m x 3.06m (10'05" x 9'10")

Front facing enjoying hillside views. Built in wardrobes with sliding doors. Laminate flooring and wall heater.

BEDROOM 2 3.06m x 2.80m (9'02" x 9'10")

Rear facing, built in cupboard houses the water tank. Laminate flooring and wall heater.

BEDROOM 3: 4.28m x 3.60m (14' x 11'10")

Front facing, spacious room with 2 sets of built in wardrobes with glass sliding doors. Laminate flooring and wall heater.

EN-SUITE SHOWER ROOM: 2.77m x 1.60m (9'01" x 5'03")

Large shower cubicle with wet wall finish, heated towel rail, shaver unit and vinyl flooring.

FAMILY BATHROOM: 2.81m x 2.m (9'02" x 6'06")

Bath with shower and folding side screen over. Part tiled walls, dimplex heater, extractor, vinyl flooring.



EXTERNALLY

The property sits in its own grounds surrounded by mature trees. The River Roy is nearby.

To the rear is a small shed, a log store and an outside tap. Substantial parking leads to a detached garage that has lighting, power, plumbing and shelving.

It should be noted that there is a planning application for the erection of a house on an adjacent plot.



McIntyre and Company

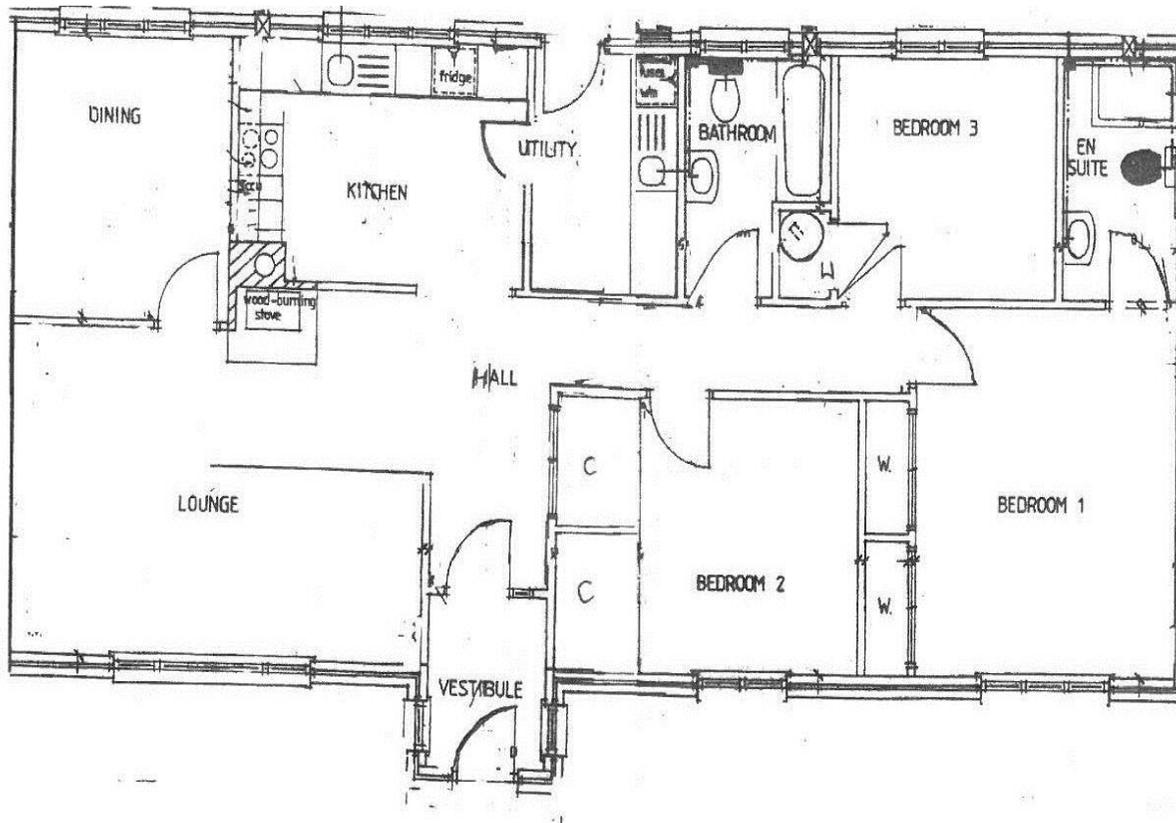
Solicitors and Estate Agents

38 High Street, Fort William, PH33 6AT

Tel: 01397 703231 - Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com



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.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany