

SILVERSPRINGS, ROY BRIDGE.

mcintyre & co
Solicitors & Estate Agents



Tranquil semi-rural location, just 20 minutes from Fort William Town Centre

Spacious detached bungalow in woodland setting

Fabulous views towards the Grey Corries

Five Bedrooms (Master En-Suite with under floor heating)

Two reception rooms

Solar Panels / Oil Fired Heating / Double Glazing

Energy Performance Rating D-68

Council Tax Band F / Tenure - Freehold

Sits in just under 1 acre with wrap around garden

Detached Double garage / Significant off road parking

All services supplied are mains connected

Some of the content may be available by separate negotiation



GUIDE PRICE

£340,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Silversprings to the market. This is a spacious detached family home that enjoys a lovely woodland setting and views towards the Grey Corries.

This deceptively spacious bungalow was built around 1985, spans approximately 144sq m and sits in just under an acre of garden ground.

There is generous living accommodation and all of the rooms are a good size. Each of the bedrooms have a minimum of a double fitted wardrobe, an attractive outlook and carpet flooring.

The property benefits from solar panels, double glazing through-out, oil fired heating that is supplemented by an open fire with tile and brick surround in the living room.

Majority of the living accommodation has coordinated quality fitted laminate flooring.

Accommodation Comprises Entrance Porch, Inner Hallway, Lounge, Dining Room, Kitchen, Shower room, Five Bedrooms (Master En-Suite).

DIRECTIONS Silversprings, Roy Bridge, PH31 4AN

On leaving Fort William Town Centre travel along the A82 Fort William to Inverness Road to Spean Bridge. Drive through Upper Inverroy, passing the Roy Bridge Hotel and turn right at the signpost for Glen Spean Park. Silversprings is the 1st property with the double garage on the left.

LOCATION/AMENITIES

Roy Bridge in the Scottish Highlands is surrounded by woodland and beautiful mountains. The area is surrounded by scenic walks and many miles of forest tracks to explore, and it is ideally situated for visiting the Glen Roy Parallel Roads and National Nature Reserve. The majority of Scotland's 282 mountains over 3000ft (Munro's) are within a 50mile radius of Roy Bridge. There are two hotels with a bar in Roy Bridge, a café, village hall, and church. It is well serviced with the village train platform on the Glasgow to Mallaig line also providing regular overnight sleeper service to and from London, and a bus service to and from Fort William.

Roy Bridge and Spean Bridge are attractive well equipped villages. Spean Bridge has a well-stocked shop, an excellent primary school, woollen mill, cafe and restaurant with a bar. The Spean Bridge train station's building has been converted into the Old Station Restaurant which is open all year round. There are good rail and road links to Fort William.

Fort William lies on the banks of Loch Linnhe and it is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". Fort William town is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way. The nearby Nevis Range development provides year-round activities from snowsports to downhill mountain biking, and there's also an indoor climbing centre in the town. The local High School and University of the Highlands and Islands campus are located in Fort William. There is a variety of shops, a Library, Tourist Information Centre, Museum, Cinema, Bus and Railway Stations with national connections.

ENTRANCE PORCH 1.87m x 1.8m

A good size entrance porch with full height and width double glazed units. The inner hallway has good useable space which include four storage cupboards. Quality laminate flooring.



LOUNGE 5.31m x 5.28m

Bright and spacious room with large windows to the front elevation that provides views over the garden. Traditional fireplace with tile and brick surround. Quality laminate flooring.

KITCHEN 3.99m X 2.59m

Rear facing fitted kitchen with a variety of wall, drawer and base units to include an integrated oven and extractor. Tiled walls above work surface areas. Vinyl flooring, Expelair fan, views towards the Grey Corries and access to rear garden.



DINING ROOM 3.61m X 3.05m

Full height windows that flood the room with plenty of natural daylight. Laminate flooring. Views towards the Grey Corries.



SHOWER ROOM 2.58m x 1.86m

Shower cubicle with electric shower, wash hand basin with vanity storage below, W.C, heated towel rail, fully tiled walls and floor.

BEDROOM 1 3.87m x 2.58m

BEDROOM 2 3.83m x 2.76m

Bedroom 1 & 2 are south facing with a double and single built in wardrobe. Carpet flooring and views to the Grey Corries.

En-Suite BATHROOM (Bedroom 2) 2.57m x 1.56m

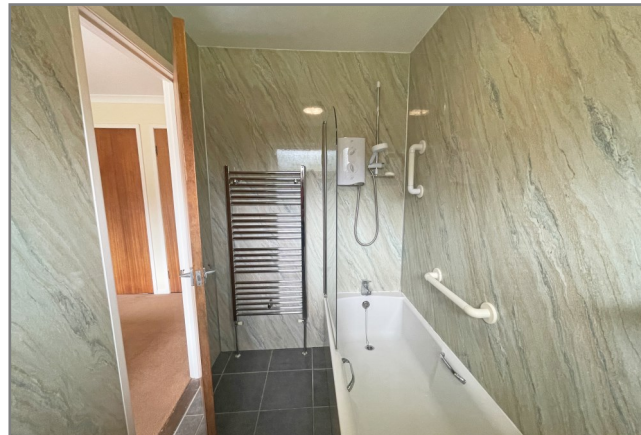
Bath with shower and side screen over, W.C, wash hand basin with vanity cupboard below, extractor fan, heated towel rail, full wet wall finish, underfloor heating, tiled flooring and fitted unit with mirror and light.

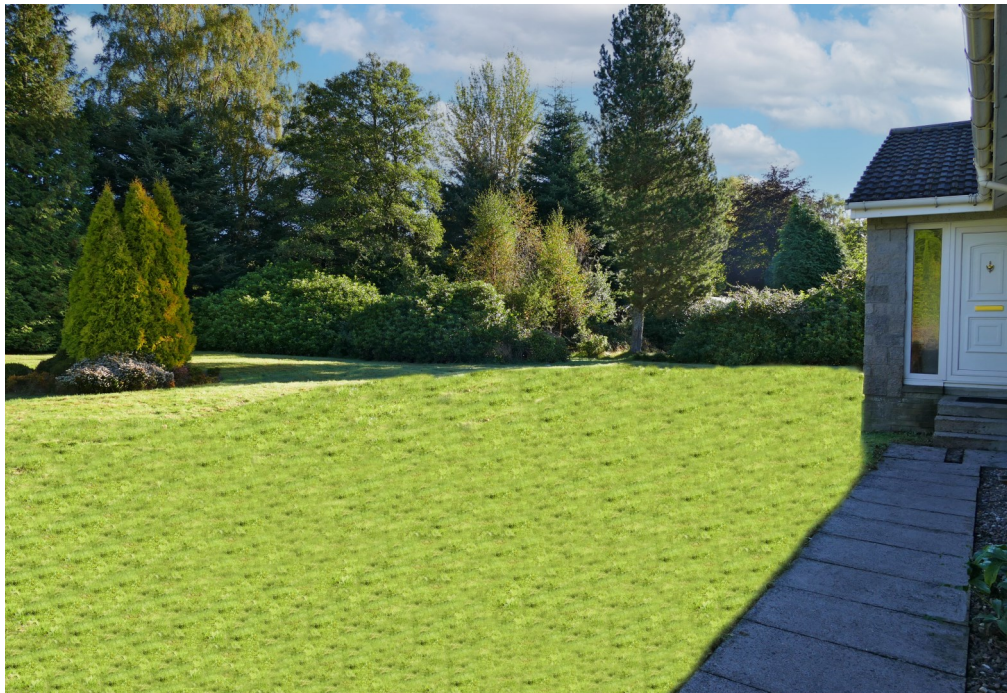
BEDROOM 3 3.90m x 3.5m

BEDROOM 4 3.49m x 3.18m

BEDROOM 5 3.50m x 2.57m (currently set up as a study)

Bedrooms 3, 4 & 5 are spacious, front facing rooms with double fitted wardrobes and carpet flooring.





EXTERNALLY:

There is gated access leading to significant off road parking and a large double garage. The grounds are set in approximately 1 acre of predominantly grassed garden that is fully fenced and has a variety of hedge and trees that include a beautiful Acer tree, holly bushes and numerous small shrubs. There are 3 wood stores, un-used raised beds and outside lighting.

The double garage has lighting, power, overhead storage and is ideal for conversion to an annex/holiday let. New fibre broadband has recently been installed in the area.



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