

THE OLD CROFT, 12, UPPER INVERROY, ROY BRIDGE.

mcintyre & co
Solicitors & Estate Agents



Original Detached Croft House extended around 2000

Situated in a lovely woodland setting with views towards the Grey Corries

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

Modern fitted Kitchen, Shower room and Bathroom

Three Bedrooms and Utility

Well presented with typical cottage style features

Low maintenance internal joinery / Double Glazing

Oil Fired Heating supplemented by a log burning stove

Sizeable Garden / Off Road Parking

EPR D-63 / Tenure Freehold / Council Tax Band C

Mains Water, Electricity and Drainage

Majority of the content is included in the sale price



GUIDE PRICE
£245,000

LOCATION

Inverroy is West of Roy Bridge and approximately 12 miles from Fort William. It is ideally situated for visiting the Glen Roy Parallel Roads. There are two hotels in Roy Bridge, a village hall, church, a nearby train platform on the Glasgow to Mallaig West Highland Line and a bus service to and from Fort William.

There are further facilities and amenities available at nearby Spean Bridge approximately 2 miles away. 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 town in the district of Lochaber and the largest town in the Scottish Highlands, Known as "The Outdoor Capital of the UK" it has extensive facilities that include a hospital, mainline railway station, supermarkets and a range of local shops and services. The town is a popular tourist destination with access to the locks at Neptune's Staircase in Banavie on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

DIRECTIONS The Old Croft, 12, Upper Inverroy, Roybridge, PH31 4AQ

From Fort William head North on the A82 until reaching Spean Bridge. Turn right onto the A86 towards Inverroy (approximately 2 miles). Take a left on reaching signs for Upper Inverroy (at the Red Post Box). Drive along the access road until reaching the junction and The Old Croft is immediately in front. The parking space is to the right where there is gated access into the property.

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring The Old Croft to the market. Originally built around 1900 and extended around 2000 the property now spans approx 87sq m.

The Old Croft is a charming detached cottage that prior to extending was constructed in solid stone. The newer extensions are timber frame and clad. The property sits in a good size garden surrounded by an abundance of wildlife, woodland trees and mountain scenery.

In addition to its pleasant surroundings the property benefits from double glazing, oil fired heating that is supplemented by a woodburning stove to the lounge. Each of the rooms have typical cottage style windows with deep sills that are ideal for decorative display. For low maintenance internal doors, door facings and skirtings are in wood finish. The accommodation is well presented with neutral décor throughout to form a lovely, cosy cottage style family home.

Accommodation comprises Entrance Porch, Diner-Kitchen, Lounge, Utility, Bathroom, Shower room and Three Bedrooms.

PORCH 1.68 x 1.15

A timber veranda style porch with a half stable door and concrete floor.

KITCHEN-DINER 4.38m x 3.24m

A modern fitted kitchen with marble effect works tops and tiled walls above the work surface areas. There is a variety of wall, drawer, base units and a wall mounted display cabinet. There is sufficient space for a table and chairs, tiled floor, down lights, radiator and access to the roof space.

UTILITY 1.76m x 1.72m

Plumbing for a washing machine, small work station and a large storage cupboard with shelving. Quality laminate flooring. Access to rear garden.



LOUNGE 5.35m x 3.44m

A lovely spacious yet cosy room with a feature wall and log burning stove that sits on a slate tiled hearth. Laminate flooring. The shelving will remain with the property.



BATHROOM 2.75m x 2.30m

Bath, wash hand basin with vanity cupboards below and W.C. Part tiled walls and slate tiled floor. Extractor fan and down lights.



SHOWER ROOM 2.06m x 1.98m

Modern with corner shower cubicle, wash hand basin, W.C, heated towel rail, slate tile flooring, part tiled walls and extractor fan.



BEDROOM 3.84m x 3.35m

Spacious front facing dual aspect room with carpet flooring. Radiator.



BEDROOM 2.69m x 2.41m

Front facing, a cupboard houses the electric box. Carpet flooring.



BEDROOM 4.11m x 2.81m

Front facing with laminate flooring. Roof hatch.

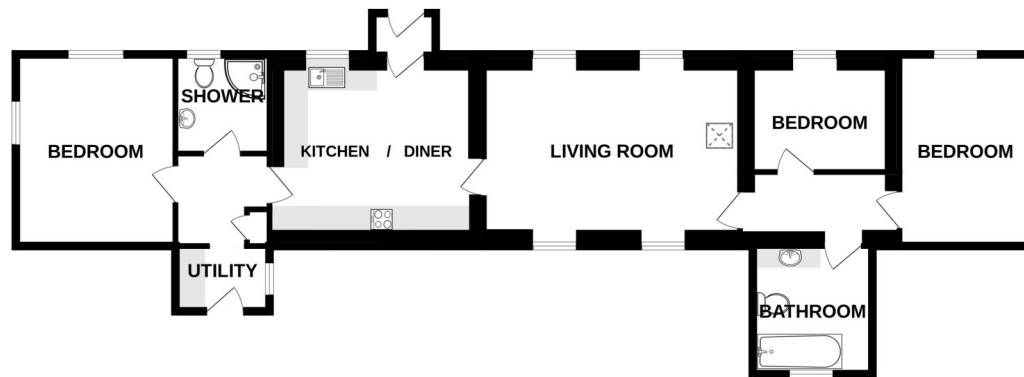
EXTERNALLY:

This wrap around garden is sizeable but relatively low maintenance and primarily grass surrounding by woodland trees and shrubs. There is also an area of decorative stone shingle adjacent to the property that surrounds the perimeter.

The boundary has post and wire fencing with a wooden gate adjacent to the off road parking space that provides access into the property.

The two timber sheds, polytunnel and a log store will remain with the property.

It should be noted that whilst this is a tranquil garden and an ideal spot to sit and enjoy the views towards the Grey Corries currently it is in need of general maintenance.



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. All measurements have been taken at longest x widest points and are approximate.

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