



9 Mulroy Terrace

Roy Bridge, PH31 4AF

Guide Price £200,000

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PROPERTY

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9 Mulroy Terrace is a beautifully presented south facing 4 Bedroom end-terraced House, with beautiful views across to the Grey Corries towards Aonach Mor & Ben Nevis. Situated in the peaceful village of Roy Bridge and with well-maintained garden, it would make a perfect family home, ideal purchase for first time buyers or as a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- South facing 4 Bedroom end-terraced House
- Wonderful unrestricted mountain views
- Spacious accommodation in a stunning setting
- Presented beautifully and in walk-in condition
- Porch, Hallway, Lounge, Kitchen/Diner, Bathroom
- 4 Bedrooms, Shower Room and WC
- White goods included in sale
- Double glazed windows
- Oil fired central heating
- Well-maintained enclosed garden
- Timber shed in rear garden
- On bus & train routes
- Wonderful family home
- Perfect for first time buyers
- Ideal buy to let investment



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The lower accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen/Diner, and Bathroom.

The First Floor consists of 3 Bedrooms, and Shower Room.

The Second Floor offering a double Bedroom with WC.

In addition to its peaceful location, this property is fully double glazed and benefits from oil fired central heating.

ROY BRIDGE

Roy Bridge is a lovely village just 13 miles from Fort William. The village has two hotels, with further facilities and amenities available at Spean Bridge just 3 miles away and a wider range available in Fort William. The nursery & primary schools, are located in Spean Bridge and the secondary school in Fort William, all accessed by a school bus. Roy Bridge is on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front garden and entry into the Porch.

PORCH 2m x 1.6m (max)

With external door to the front elevation, window to the side elevation, tiled flooring, door leading to the Hallway.

HALLWAY 3.2m x 2m

With carpeted stairs leading to the first floor, storage cupboard, radiator, wooden flooring, and doors leading to the Lounge, and Bathroom.

LOUNGE 4.3m x 3.9m (max)

A bright & spacious room with 2 windows to the front elevation taking advantage of the mountain views, vertical radiator, wooden flooring and double doors leading to the Kitchen/Diner. Please note log burner not currently in use.

KITCHEN/DINER 4.2m x 3m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven, LPG hob, extractor hood, tiled splashbacks, dishwasher, fridge, washing machine, space for dining furniture, radiator, tiled flooring, window to the rear elevation, and external door leading to the rear garden.

BATHROOM 2.4m x 1.9m (max)

With white suite comprising bath with shower over, WC & wash basin, heated towel rail, frosted window to the rear elevation, tiled walls, and tiled flooring.



UPPER LANDING FIRST FLOOR 4.2m x 3m (max)

With stairs rising to the second floor, window to the front elevation, radiator, fitted carpet, and doors leading Bedrooms 1, 2 & 3 and Shower Room.

BEDROOM ONE 3.9x 3.2m (max)

With window to the front elevation with radiator, and fitted carpet.

BEDROOM TWO 4m x 2.8m (max)

With window to the rear elevation, radiator, built in wardrobe and fitted carpet.

BEDROOM THREE 2.8m x 2.7m (max)

With window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 1.7m x 1m

With white suite comprising shower cubicle, WC & wash basin, heated towel rail, tiled splashbacks, and tiled flooring.

LANDING SECOND FLOOR

With storage area, and door leading to the Bedroom.

BEDROOM FOUR 4.7m x 3.2m (max)

With 2 Velux windows to the rear elevation, built-in wardrobe, radiator, laminate flooring, and door leading to the WC.

WC 1.9m x 1.7m

With white suite comprising WC & wash basin, radiator, coombed ceiling, partly tiled walls, and laminate flooring

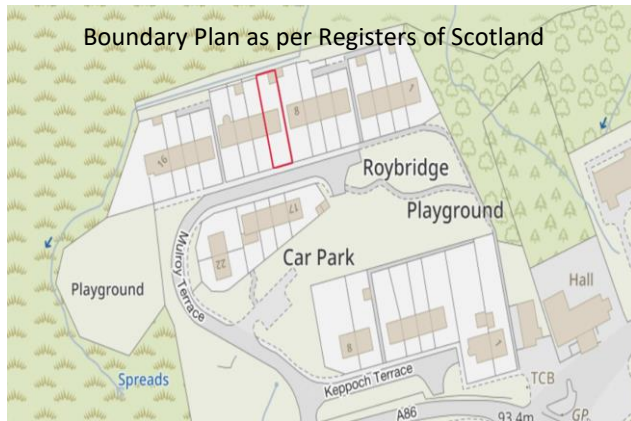


TIMBER SHED

With door to the front elevation, 2 windows to the side elevation, power, lighting, tumble dryer and fridge/freezer.

EXTERIOR

Very private enclosed south facing garden offers lovely mountain views, a real sun-trap, at any time of year. Ample space for garden furniture. The front garden is enclosed with a mixture of timber & wire fencing, and is laid partly with grass and partly with gravel with concrete path leading to the front door. The side garden is laid with gravel and houses a wood store. The rear garden is enclosed with timber fencing and is laid mainly with grass and houses a timber shed which is described above. Free on-street parking to the front of the property.



9 Mulroy Terrace, Roy Bridge



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.
Oil Tank

Council Tax: Band C

EPC Rating: D56

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William, proceed north on the A82 road for approx. 9 miles. At the village of Spean Bridge, turn right on to the A86 road for Newtonmore. Follow this road for approx. 4 miles, until reaching the village of Roy Bridge. Turn left immediate after the 30 mph sign onto Mulroy Terrace follow the road up the hill. Number 9 is located on left and can easily be identified by the For Sale sign.

LOCATION

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round.

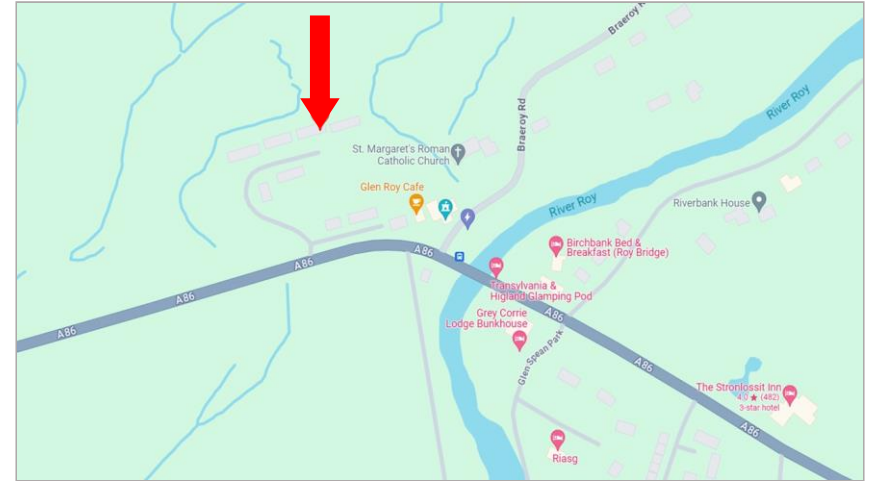
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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