



Tigh Nan Craobh

Lower Inverroy, Roy Bridge, PH31 4AQ

Guide Price £335,000

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PROPERTY

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Inverroy, PH31 4AQ

Tigh Nan Craobh is a very desirable and spacious 3 Bedroom detached Bungalow, situated in a stunning position with views towards the Grey Corries, Aonach Mor, Aonach Bheag and beyond. Located in the much sought after village of Lower Inverroy with extensive enclosed garden (approx. 0.76 acres) and detached double Garage, it would make a superb family home, ideal holiday home or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Substantial 3 Bedroom detached Bungalow
- Unrestricted views towards the Grey Corries
- Entrance Porch, Hallway, Lounge/Diner
- Dining Room, Kitchen, 3 double Bedrooms
- 2 Shower Rooms and Loft
- Excellent storage throughout
- Large mature garden with greenhouse
- Garden may offer development potential
- Detached garage with utility Room to rear
- Gravelled driveway with ample parking
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route



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The accommodation comprises entrance Porch, Hallway Lounge/Diner, Dining Room, Kitchen, 3 double Bedrooms (all with built-in wardrobes), and 2 Shower Rooms. There is also a detached double garden with Utility Room to the rear.

In addition to its picturesque location, this bright & spacious property benefits from double glazed windows, and air source central heating.

Externally, there is a large mature enclosed garden surrounding the property (0.76 acres), a perfect suntrap area to enjoy the amazing mountain views. The driveway provides ample private parking for multiple vehicles.

LOWER INVERROY

Lower Inverroy is just 12 miles from Fort William. The area offers a café, 2 hotels, and a church. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is an excellent nursery and primary school in the nearby village of Spean Bridge. The secondary school is in Fort William, which is accessed by a school bus. 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. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

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

APPROACH

Via the gravelled driveway at the rear of the property, through the covered walkway and entrance into the Porch at the front or at the side into the Kitchen.

ENTRANCE PORCH

With external door to the side elevation with panel window, window to the front, wooden flooring and glazed door with panel window leading to the Hallway.

HALLWAY 4.5m x 3.8m (max)

With 2 large built-in storage cupboards, radiator, wooden flooring and doors leading to the Lounge, all 3 Bedrooms and both Shower Rooms.

LOUNGE/DINER 7.3m x 4.8m (max)

With picture windows to the front elevation taking full advantage of the mountain views, attractive log burner, ample space for dining furniture, 2 radiators, mahogany flooring, door leading to the Dining Room and sliding glazed doors leading to the rear garden.

DINING ROOM 3.7m x 3.6m

With window to the rear elevation, radiator, mahogany flooring and semi-open plan to the Kitchen.

KITCHEN 3.7m x 3.4m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, extractor hood over, tiled splashbacks, dishwasher, washing machine, radiator, laminate flooring, window to the rear elevation with views towards the Grey Corries, storage cupboard and external door leading to the covered walkway leading out to the garage and Utility Room and also the garden and driveway.



BEDROOM ONE 4.7m x 4.4m

With 2 windows to the front elevation with breathtaking mountain views, 2 built-in wardrobes, radiator and laminate flooring.

SHOWER ROOM 2.7m x 1.7m

With white suite comprising shower cubicle, wash basin set in a vanity unit, WC, radiator, frosted window to the side elevation and cushioned flooring.

BEDROOM TWO 4.7m x 3.3m

With window to the rear elevation, built-in wardrobe, radiator, and laminate flooring

SHOWER ROOM 2.7m x 2m

With white suite comprising shower cubicle, wash basin set in a vanity unit, WC, bidet, frosted window to the side elevation and vinyl flooring.

BEDROOM THREE 3.7m x 3.1m (max)

With window to the rear elevation, built-in wardrobe, radiator, and laminate flooring.

UTILITY ROOM 5.2m x 1.9m

Fitted with a base units, complementary work surfaces over, stainless steel sink & drainer, window to the front elevation and concrete flooring.

DETACHED DOUBLE GARAGE 5.3m x 5.2m

With 2 windows to the side elevation, 2 up and over doors to the rear elevation, power, lighting and concrete flooring.

GARDEN

Tigh Nan Craobh is approached initially by a short shared driveway leading to the private gravelled driveway. The driveway & double garage provide ample parking for several vehicles. The extensive well established garden surrounds the property and benefits from spectacular mountain views. The front & side gardens are laid mainly with grass offset with mature trees, shrubs & bushes. There is a greenhouse in the side garden perfect for nurturing the bedding plants. With ample space for garden furniture this garden is the perfect place for relaxing, dining alfresco & enjoying the views. The rear garden is planted with a variety of trees, shrubs & bushes. The large garden grounds may offer further development potential (subject to the relevant planning consents).



Tigh Nan Craobh, Lower Inverroy



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 electricity, water & drainage.

Council Tax: Band F **EPC Rating:** D56

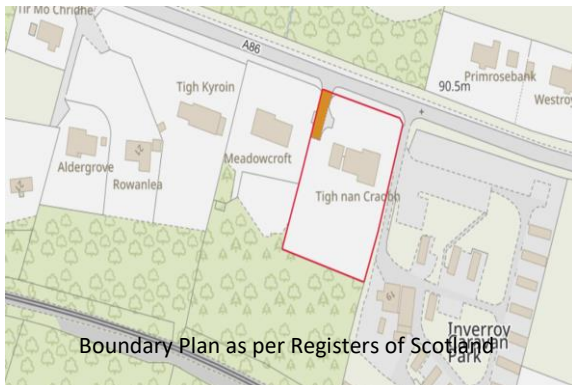
Local Authority: Highland Council

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.



LOCATION

This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.

DIRECTIONS

From Fort William follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead for approx. 4 miles to Lower Inverroy. Tigh Nan Craobh is located on the right hand side and can be identified by the for sale sign.

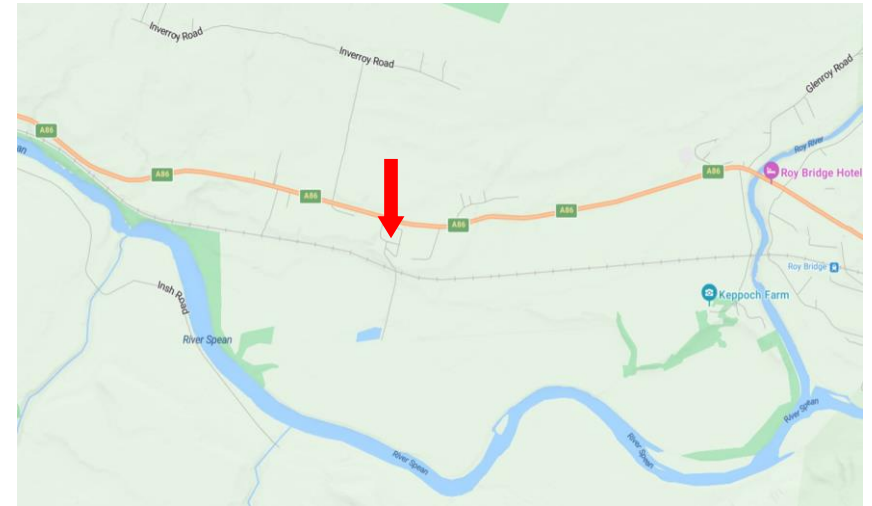
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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