Riverside House enjoys a truly exceptional river front position and boasts spectacular, panoramic views over the River Spean to the surrounding countryside and beyond. This idyllic location is further complemented by the property itself which is in immaculate order throughout and benefits from double glazing and a dual fuel heating system – oil fired and solid fuel from the multi-fuel stove in the lounge. The sale of the property offers an excellent opportunity to acquire a fantastic family home or due to its size and location the potential to create a small Bed and Breakfast business.

In addition to the property, there is approximately 1.5 acres of ground with the advantage of river frontage.

Located in Spean Bridge, approximately 10 miles from Fort William and offers a range of amenities including shops, hotels, railway station, restaurants, primary school etc. The location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of all the leisure and pleasure activities which the area has to offer, including golfing, mountain biking and skiing.

- Charming Detached Villa
- Riverside Position and Frontage
- In Immaculate Order
- Lounge
- Sitting Room
- Kitchen/Diner
- Utility
- 4 Bedrooms
  (2 En-suite & 1 Jack & Jill Bathroom)
- Cloakroom
- Approximately 1.5 Acres of Ground
- Double Glazing
- Dual Fuel Heating - Oil Fired & Solid Fuel
- EPC Rating: C 70

PRICE GUIDE: £340,000
Accommodation

Entrance Vestibule
With wooden front doors. Window to side. Door to hallway.

Hallway
With stairs to upper level. Under stair cupboard. Doors to kitchen/diner, lounge and bedroom.

Kitchen/Diner 8.4 x 3.6 (about 27'6 x 11'9)
With window to front. French doors to rear garden. Fitted with solid wood kitchen units offset with granite effect work surfaces. Extractor fan over. Stainless steel sink unit. Doors to sitting room and utility. Wooden flooring.

Utility 2.7 x 2.4 (about 8'9 x 7'9)

Sitting Room 3.2 x 2.4 (about 10'6 x 7'9)
With dual aspect windows. Wooden flooring.

Lounge 6.0 x 5.0 (about 19'6 x 16'6)
With window to side. Feature fireplace with Chamwood multi-fuel stove set on marble hearth with wooden overmantle. Two French doors to conservatory.

Conservatory 5.7 x 2.1 (about 18'6 x 6'9)
With triple aspect windows and French doors to side garden. Wooden flooring.

Bedroom 4.0 x 2.8 (about 13' x 9'3)
With window to front. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.9 x 1.0 (about 9'6 x 3'3)
With window to side. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Triton shower.

Landing
With hatch to loft. Doors to bedrooms and Jack and Jill bathroom.

Bedroom 4.0 x 3.6 (about 13' x 11'9)
With dormer window to rear. Built-in cupboard – housing water tank. Open to dressing room. Door to Jack and Jill bathroom.

Dressing Room 4.1 x 2.8 (about 13'6 x 9'3)
With dormer window to front. Fitted wardrobes with mirrored sliding doors.

Jack and Jill Bathroom 3.6 x 2.2 (about 11'9 x 7'3)
With Velux window to rear. Fitted with white suite of WC, wash hand basin, bath and wet walled shower cubicle with Triton shower. Door to landing.

Bedroom 3.6 x 3.4 (about 11'9 x 11'3)
With dormer window to rear and window to side. Door to en-suite shower room.

En-Suite Shower Room 2.3 x 1.0 (about 7'6 x 3'3)
With window to side. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Triton shower.

Bedroom 4.1 x 3.0 (about 13'6 x 9'9)
With dormer window to front. Built-in wardrobe with louver doors.

Garden
Riverside House enjoys beautifully natural grounds with a variety of lawn and a mixture of native pine, rowan and birch trees. The garden benefit from a variety of animal life and birds. To the south of the house is a sloping lawn with ornamental pond and a small track giving access to the riverbank and its lovely walks. Should the successful purchaser wish to look in to planning with the relevant authorities, there is ample space here to erect a chalet in the grounds. An area of decking is located to the side of the property, which takes in stunning views over the River Spean. Three garden sheds.

Travel Directions
Travelling from Fort William to Spean Bridge, proceed over the bridge and turn right onto the Roy Bridge road. After the primary school turn right and the property is located towards the end of this road on the left hand side.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:
(a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 1)'.

Upper Level

Landing
With dormer window to rear. Fitted wardrobe with mirrored sliding doors.

Half Landing

Cloakroom 1.5 x 1.2 (about 6' x 3'9)
With window to front. Fitted with white suite of WC and wash hand basin.

Upper Level

Landing
With hatch to loft. Doors to bedrooms and Jack and Jill bathroom.

Bedroom 4.0 x 3.6 (about 13’ x 11’9)
With dormer window to rear. Built-in cupboard – housing water tank. Open to dressing room. Door to Jack and Jill bathroom.

Dressing Room 4.1 x 2.8 (about 13’6 x 9’3)
With dormer window to front. Fitted wardrobes with mirrored sliding doors.

Jack and Jill Bathroom 3.6 x 2.2 (about 11’9 x 7’3)
With Velux window to rear. Fitted with white suite of WC, wash hand basin, bath and wet walled shower cubicle with Triton shower. Door to landing.

Bedroom 3.6 x 3.4 (about 11’9 x 11’3)
With dormer window to rear and window to side. Door to en-suite shower room.

En-Suite Shower Room 2.3 x 1.0 (about 7’6 x 3’3)
With window to side. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Triton shower.

Bedroom 4.1 x 3.0 (about 13’6 x 9’9)
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