



PETER MURPHY & Co
ESTATE AGENTS



3 Glen Spean Park, Roy Bridge, PH31 4AS
Offers Over £375,000



3 Glen Spean Park, Roy Bridge, PH31 4AS Offers Over £375,000

This delightful and immaculate bungalow will suit discerning buyers seeking a spacious home with extensive garden grounds in a highly desirable area. Property comprises; entrance hallway with storage cupboard, bright and airy lounge with two large windows and patio door to the garden and including an open fire as it's focal point, The lounge is open plan to the spacious kitchen/dining room with door to the useful utility room and door to garage. There are three double bedrooms, all with stylish en-suites. Externally to the front there is a large lawned garden with some mature trees. A gravel driveway leads to the attached garage and provides extensive parking. The spacious and private rear garden is laid to lawn. A feature of the rear garden is the large timber lodge. Currently used as a living space and craft studio this could easily be converted to a holiday cottage with the necessary permissions. The property also benefits from oil fired central heating and double glazing.

Description



Situation



null
Council Tax Band:
Available:

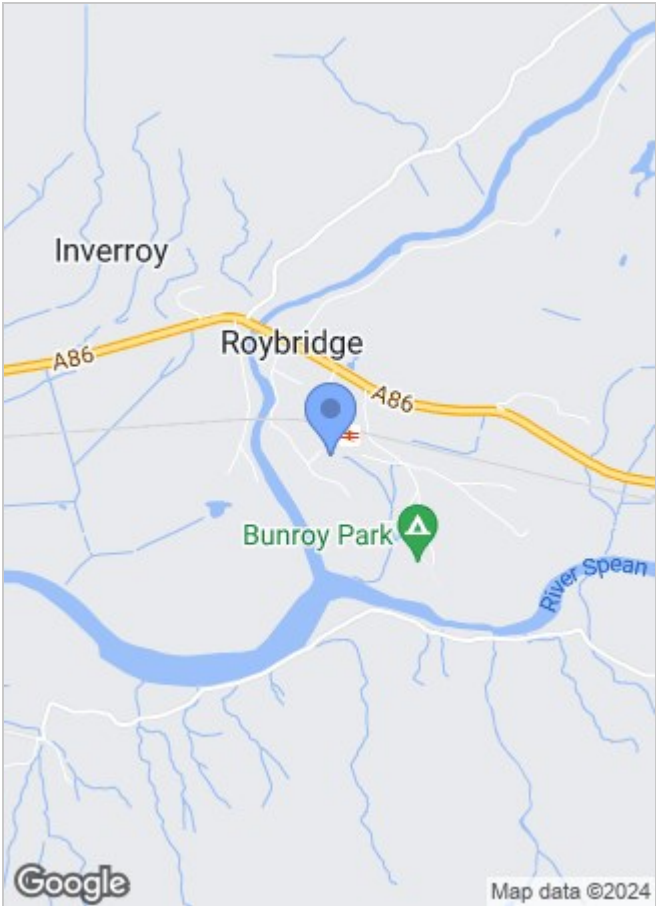


Approximate total area[®]
151.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC		

Unit 1A Sheraton Retail Park Lochybridge, Inverness-Shire, PH33 7NU
 T. 01397 708555 | E. sales@petermurphyestateagents.com
 west-property.co.uk