



Foresters Croft

Upper Inverroy, Roy Bridge, PH31 4AQ

Guide Price £425,000

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PROPERTY

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Upper Inverroy, Roy Bridge, PH31 4AQ

Foresters Croft is a stunning detached Villa, situated in a picturesque & elevated position with panoramic views towards the Grey Corries and Aonach Mor. Located in semi-rural & much sought after hamlet of Upper Inverroy, and with well-maintained enclosed garden, and detached timber garage, it would make a superb family home, an idyllic holiday home or wonderful buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious detached Villa with 3 Bedrooms
- Wonderful, unrestricted mountain views
- Tranquil, semi-rural, cul-de-sac location
- Hallway, open-plan Kitchen/Dining Room
- Lounge, Utility Room, Shower Room
- Ground floor Bedroom with patio doors
- Upper Landing, 2 upper Bedrooms, Bathroom
- Excellent storage throughout including Loft
- Attractive solid fuel stove in Lounge
- Ground source heating system & solar panels
- Detached garage with power & lighting
- Mature well-maintained enclosed garden
- Spacious gravelled driveway
- Ample parking for several vehicles
- Superb family home
- Excellent EPC Rating - B85
- Only 20 minutes' commute to Fort William



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The lower accommodation comprises of the entrance Hallway, open-plan Kitchen/Dining Room, semi-open plan Lounge, Utility Room, Shower Room and Bedroom.

The first floor accommodation consists of the bright Upper Landing with space for Office furniture, 2 generous sized Bedrooms and the family Bathroom.

In addition to its impressive, picturesque location, Foresters Croft was built in 2007 to a very high standard and to maximize the unrestricted mountain views. The property benefits from double glazed windows & doors and has solar panels and ground source central heating system with underfloor heating to both floors.

Externally, there is an extensive enclosed mature garden surrounding the property, a perfect suntrap area to enjoy the amazing views. The garage & driveway provides ample private parking for multiple vehicles.

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

APPROACH

Via the gravelled driveway at the side of the property and entrance at the rear into the Hallway.

HALLWAY 3.7m x 2.4m

With external door to the rear elevation, ceiling window to the rear elevation, tiled flooring, semi open-plan to the Utility Room and doors leading to the Kitchen, Bedroom One and Shower Room.

KITCHEN/DINING ROOM 6.5m x 4.2m (max)

With wooden stairs rising to the first floor, fitted with a range of base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven & hob with stainless steel extractor hood over, tiled splashbacks, dishwasher, space for freestanding fridge/freezer, window to the front elevation, 2 storage cupboards, space for dining furniture, tiled flooring, sliding patio doors to the front elevation leading out onto the raised decking area and taking full advantage of the splendid views and semi-open to the Lounge.

LOUNGE 5.5m x 4.6m

With picture windows to the front & side elevations capturing the breathtaking mountain & countryside views, attractive solid fuel stove and wooden flooring.



UTILITY ROOM 2.4m x 1.2m

With window to the rear elevation, Belfast style sink, plumbing for washing machine, tiled flooring and door leading to the Shower Room.

SHOWER ROOM 2.4m x 2.4m

With white suite comprising shower cubicle, WC & wash basin, window to the rear elevation and tiled flooring.

BEDROOM ONE 4.7m x 3.2m

With double built-in wardrobes, wooden flooring and sliding patio doors leading out onto the raised decking area and taking full advantage of the wonderful views.

UPPER LANDING 6.5m x 5.5m (max)

With 3 sizeable storage cupboards, Office area, hatch access to the Loft, 2 Velux windows to the front elevation & 3 further Velux windows to the rear elevation, fitted carpet and doors leading to both upper Bedrooms and the family Bathroom.

BEDROOM TWO 5.5m x 3.9m

With Velux window to the front elevation with gorgeous views, further window to the side elevation, built-in wardrobe and fitted carpet.

FAMILY BATHROOM 3.2m x 1.7m

With white suite comprising bath, wash basin & WC, heated towel rail, 2 Velux windows to the front elevation with the most beautiful mountain views and tiled flooring.

BEDROOM THREE 5.6m x 4.9m

With Velux window to the front elevation with superb views, further window to the side elevation, built-in wardrobe and fitted carpet.



GARAGE 5.9m x 4m

The timber detached garage sits to the rear of the property with power & lighting, concrete flooring and up & over metal door & further timber single door.

GARDEN

The sizable garden surrounds the property and is laid mainly with grass and is planted with a variety of mature trees, shrubs, bushes & seasonal planting. The front garden has a raised decking area, a suntrap to sit, relax and enjoy the amazing mountain views. The side garden has raised beds offering potential for growing vegetables. The rear garden and driveway are laid with gravel and provide ample parking for multiple vehicles.

UPPER INVERROY

Upper Inverroy is west of Roy Bridge and is just 13 miles from Fort William. The area offers a café, 2 hotels, a village hall 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. 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.



Foresters Croft Upper 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
Private septic tank

Council Tax: Band F

EPC Rating: B85

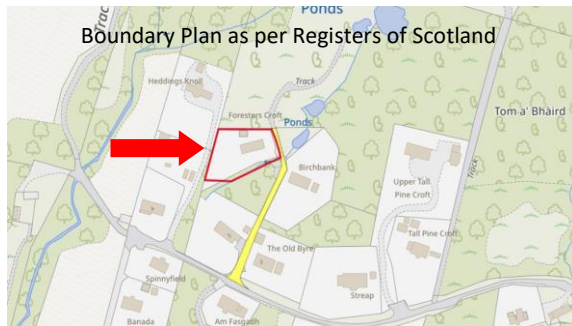
Local Authority: Highland Council

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 follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead for approx. 2.5 miles to Inverroy. At the sign post for Upper Inverroy turn left, continue up the hill. At the T junction turn left. Continue ahead and turn right immediately after The Old Byre. Foresters Croft is second property on the left 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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