



Am Fasgadh

Upper Inverroy, Roy Bridge, PH31 4AQ

Guide Price £480,000

Fiuran
PROPERTY

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Am Fasgadh is an immaculately presented & spacious 4 Bedroom detached Villa, situated in a stunning 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 extensive enclosed garden, and generous integral garage, it would make a superb family home.

Special attention is drawn to the following:-

Key Features

- Stunning 4 Bedroom detached Villa
- Wonderful, unrestricted mountain views
- Tranquil, semi-rural, cul-de-sac location
- Covered Porch, Hall, Hallway, Kitchen/Diner
- Lounge, Utility Room, Shower Room, Sun Room
- 2 ground floor Bedrooms (1 with En Suite)
- Upper Landing, 2 upper Bedrooms, Bathroom
- Excellent storage throughout including Loft
- Extensive 2 storey Garage with power & lighting
- Craft Room/Office & storage above Garage
- Mature garden extending to approx. 0.24 acre
- Greenhouse & Polycrub (with irrigation system)
- Spacious enclosed gravelled driveway
- Ample parking for several vehicles
- Superb, spacious family home
- Only 20 minutes' commute to Fort William
- Close to public service bus route



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The lower accommodation comprises covered Porch, Entrance Hall, T-shaped Hallway with 3 storage cupboards with lighting, Lounge, Kitchen/Diner, Utility Room, Shower Room, 2 Bedrooms (1 with En Suite Shower Room), and Sun Room.

The first floor accommodation consists of the bright Upper Landing, 2 generous sized Bedrooms, and the family Bathroom.

In addition to its picturesque location, Am Fasgadh was built in 2012 to a very high standard and to maximize the mountain views. In walk-in condition & benefiting from Nordan double glazed windows & doors, low maintenance fascias and with oil fired central heating with underfloor heating to the ground floor.

Externally, there is a mature enclosed 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 gated gravelled driveway at the rear of the property, and entrance via the covered Porch then into the entrance Hall.

COVERED PORCH 4.2m x 2.3m

With tiled flooring, and doors leading to the Entrance Hall and the Garage.

ENTRANCE HALL 2.1m x 1.6m

With external door to the side elevation, cushioned flooring, and doors leading to the Hallway, Kitchen and Utility Room.

HALLWAY 8.5m x 4.8m (max)

T-shaped, with carpeted stairs rising to the first floor, 3 built-in storage cupboards, fitted carpet, and doors leading to the Kitchen, Lounge, Sun Room and both ground floor Bedrooms.

KITCHEN/DINING ROOM 5.3m x 3.1m

Fitted with a range of modern base & wall mounted units, under unit lighting, complementary work surfaces over, stainless steel sink & drainer, double electric oven & induction hob, extractor hood over, dishwasher, fridge/freezer, radiator, space for dining furniture, cushioned flooring, window to the front elevation taking full advantage of the splendid views, space saving sliding doors leading to the Porch and Hallway.

UTILITY ROOM 3m x 2.2m

Fitted with base & wall mounted units, complementary work surface over, Belfast style sink, plumbing for washing machine, space for tumble dryer, dual aspect windows to the side & rear elevations, cushioned flooring, central heating boiler, and space saving sliding door leading to the Shower Room.

SHOWER ROOM 2.2m x 1.5m

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



LOUNGE 5.4m x 4m (max)

With sliding patio doors to the front elevation capturing the breathtaking mountain & countryside views, 2 windows to the side elevation, attractive fire surround with gas living flame fire, and fitted carpet.

BEDROOM ONE 3.7m x 3.2m

With window to the rear elevation, and fitted carpet, (currently used as an office).

BEDROOM TWO 4.1m x 3.9m (max)

With window to the side elevation, dressing table with mirror, built-in wardrobe with sliding doors, fitted carpet and space saving sliding door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 1.7m

With white suite comprising shower cubicle, wash basin set in a vanity unit with mirror over & WC, frosted window to the rear elevation, heated towel rail, and tiled walls & flooring.

SUN ROOM 2.8m x 2.1m

With external door to the side elevation leading out onto the paved patio area, windows to the front and side elevations and tiled flooring.

UPPER LANDING

With stylish balustrade, radiator, hatch to Loft, fitted carpet, and doors leading to both upper Bedrooms and the family Bathroom.

BEDROOM THREE 5.6m x 5.3m (max)

With window to the front elevation with impressive views, built-in wardrobe with sliding doors, eave storage, radiator and fitted carpet.

FAMILY BATHROOM 5.6m x 2.9m (max)

With white suite comprising bath, shower cubicle, wash basin set in a vanity unit with mirror over & WC, heated towel rail, radiator, frosted window to the rear elevation, partly tiled walls and tiled flooring.



BEDROOM FOUR 5.4m x 5.3 (max)

With window to the front elevation with impressive views, walk-in wardrobe with sliding doors, eave storage, radiator and fitted carpet.

GARAGE 6.6m x 4.2m (max)

Integral garage with remote controlled roller metal door to the rear elevation, and further single door to front, window to the front elevation, power, lighting, water and concrete flooring. With stairs rising to the fully floored upper level consisting of an office/craft room & storage area, with window to the side elevation and central heating. The garage has development potential (subject to relevant planning consents).

GARDEN

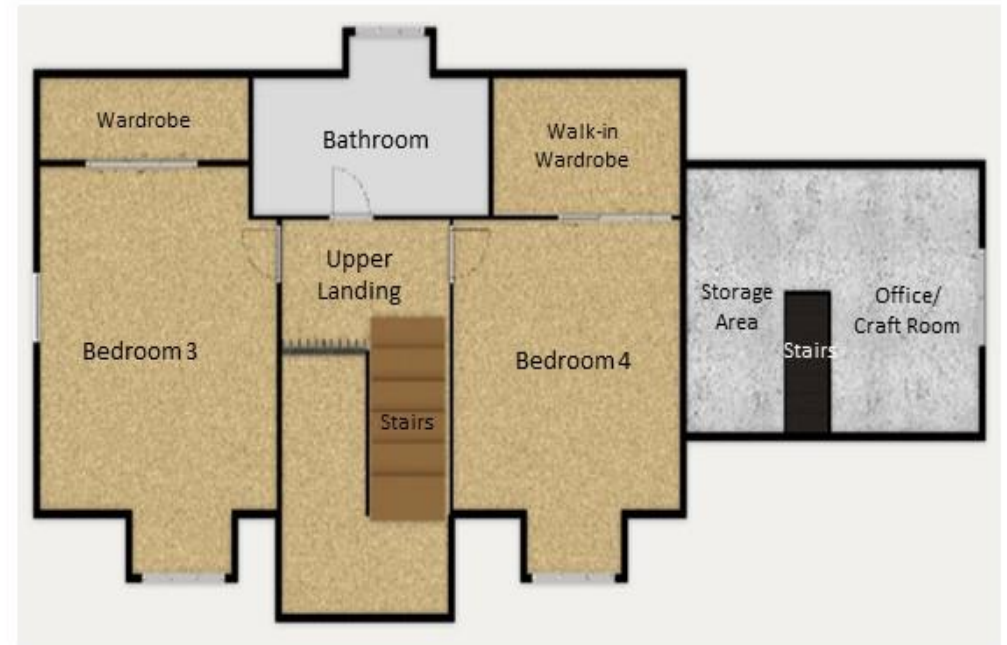
The garden extends to approximately 0.24 acre. The front garden is on 2 levels. The upper level is laid with paving slabs & gravel and is offset with a border planted with a variety of shrubs, bushes & seasonal planting. The lower level is laid with grass and is planted with a variety of fruit trees with steps for access. The side gardens are laid with gravel and house the greenhouse, Polycrub & outside tap. The driveway to the rear is laid with gravel and provides 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.



Am Fasgadh, 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: C74

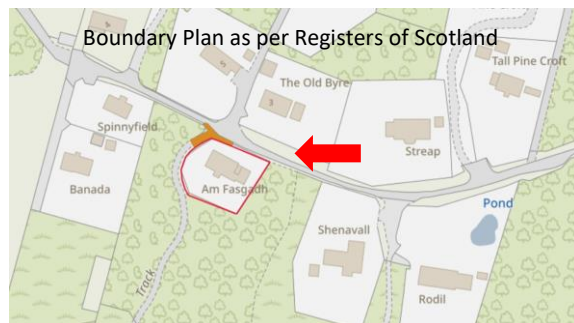
Local Authority: Highland Council

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 Am Fasgadh is on the left hand side just before the end of the road.

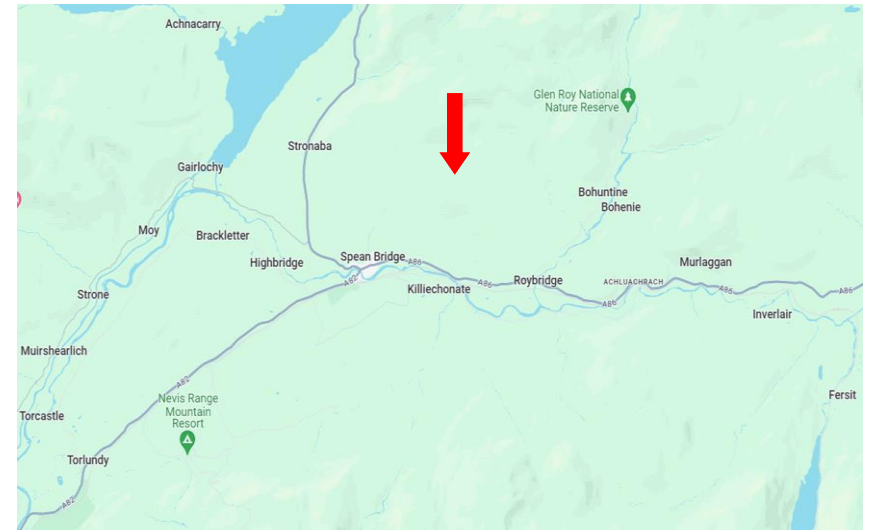
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

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