

MAOL RUADH, INVERROY, ROY BRIDGE.

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Solicitors & Estate Agents



Stunning and versatile family home with independent annex

Fabulous panoramic views towards the Grey Corrie's, Ben Nevis and Aonach Mor

Beautifully presented and in immaculate walk-in condition

Spacious lounge with feature multi fuel stove

Four/Five Bedrooms (Master En-Suite) / Office/Study

Tranquil semi-rural location, just 20 minutes from Fort William Town Centre

Oil Fired Heating / Double Glazing

Good Energy Performance Rating D-60

Fire Safety Compliant / Council Tax Band E / Tenure - Freehold

Sits in approx 1/2 acre of grounds with significant Parking

Detached timber garage

Some of the content may be available by separate negotiation



OFFERS OVER
£375,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Maol Ruadh to the market. This stunning property enjoys fabulous panoramic views towards the Grey Corries, Ben Nevis and Aonach Mor.

The property spans approximately 164sq m and was originally built around 1989 and extended around 2006 to form a stunning detached Villa, one of just 12 other houses within the development that sits at the end of a quiet cul-de-sac.

This extremely versatile property not only forms a substantial family home but also offers the flexibility of an independent annex. The 48sq m annex is beautifully presented with neutral décor. There is a spacious lounge, fitted kitchenette complete with appliances, one double bedroom and a new modern bathroom with bath and walk in shower cubicle. If required, the independent annex is easily separated from the main family accommodation.

The family accommodation is also beautifully presented and has been designed to take full advantage of both light and the stunning views. The lounge has a feature multi fuel stove and patio doors that lead to the patio and garden grounds. There is a spacious fitted kitchen-diner with access to the utility and W.C.

Recent upgrades (2023 -May 2024) include a modern fitted bathroom, installation of the kitchenette, replacement work tops in the main kitchen, all carpet flooring where fitted and finished with neutral décor through-out. In addition to its pleasant surroundings the property benefits from double glazing, oil fired heating, excellent storage and a large garden with off road parking.

The property is compliant to current fire safety standards, has a good Energy Performance Rating of D-60, tenure is freehold and council tax band is E.

Accommodation Comprises: Entrance Porch, Inner Hallway, Lounge, Sitting Room (or 5th Bedroom) Kitchen-Diner, Utility, W.C, Study/Office, Bathroom, Four Bedrooms (Master En-Suite).

LOCATION/AMENITIES

Inverroy is West of Roy Bridge and approximately 12 miles from Fort William. It is ideally situated for visiting the Glen Roy Parallel Roads. There are two hotels in Roy Bridge and a third nearby, a village hall, church, a nearby train platform on the Glasgow to Mallaig line and a bus service to and from Fort William.

There are further facilities and amenities available at nearby Spean Bridge approximately 2 miles away. Spean Bridge is an attractive and well equipped village and home to a railway station on the line to Fort William with its building being converted into the Old Station Restaurant. Spean Bridge has an excellent primary school with transport to and from Inverroy. There are good rail and road links to Fort William, Mallaig, Glasgow as well as the overnight sleeper to London. There is also a bus service to and from Inverness and the Isle of Skye.

Fort William is the main town in the district of Lochaber and the largest town in the Scottish Highlands, Known as “The Outdoor Capital of the UK” it has extensive facilities that include a hospital, mainline railway station, supermarkets and a range of local shops and services. The town is a popular tourist destination with access to the locks at Neptune’s Staircase in Banavie on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

DIRECTIONS: Maol Ruadh, Inverroy, Roy Bridge, PH31 4AQ

From Fort William head North on the A82 until reaching Spean Bridge. Turn right onto the A86 towards Inverroy (approximately 2 miles). Continue past the sign for Upper Inverroy. Continue on the A86 after this turning until reaching the “The Knoll” on the left. Take the turning into The Knoll following the tarmacadamed road to the end. Maol Ruadh is the house with the garage doors facing towards the access roadway.

ENTRANCE PORCH 2.05m x 1.7m

A good size entrance porch with useable space. Quality laminate flooring.



LOUNGE 4.7m x 4.1m

Front facing enjoying fabulous views towards the Grey Corries. Feature multi fuel stove with oak surround and slate hearth. Patio doors leading out to patio seating and garden grounds. Quality laminate flooring.



SITTING ROOM or 5th BEDROOM 4.6m x 4.1m

Front facing enjoying fabulous views towards the Grey Corries. Carpet flooring.



KITCHEN-DINER 6.2m X 3m

Spacious fitted kitchen with a variety of wall, drawers and base units, to include a larder style cupboard. There are striking blue wall tiles above the work surface areas and worktops were replaced in 2023. Integrated appliances include a dishwasher and extractor chimney. There is sufficient space to house a 6/8 seater table and chairs. Quality laminate flooring.



Access to the first floor is taken from the dining area by a modern stair case with carpet flooring, decorative stainless steel spindles and oak wood hand rail.



UTILITY 3.1m x 1.4m

Plumbing for a washing machine and space for a tumble dryer. Work surface and wall unit. Access to W.C.





OFFICE/STUDY 2.8m x 1.3m

A compact, south facing room enjoying the views towards the grey corries and surrounding hillside. Carpet flooring.

FAMILY BATHROOM 2.37m x 1.80m + shower cubicle.

Modern with bath and walk in shower cubicle. Wash hand basin with vanity storage below, W.C, heated towel rail and laminate flooring.



BEDROOM 1 3.35m x 2.9m

BEDROOM 2 4.03m x 2.95m

Each bedroom is south facing, have laminate flooring and enjoy views towards the grey corries. Bedroom 2 is currently set up as a sitting room and has a fitted wardrobe.

BEDROOM 3 3.05m x 2.85m

Rear facing, currently a kitchenette with recess for wardrobe or kitchen storage. Laminate flooring.



FIRST FLOOR:

BEDROOM 4 En - Suite 4.75 x 4.15m

Spacious room with lovely views. Carpet flooring.

En-Suite 2.5m x 1.9m

Shower cubicle, W.C, wash hand basin, extractor fan and heated towel rail.



EXTERNALLY:

This wrap around garden extends to approximately 1/2 acre of relatively low maintenance grounds with decorative stone chippings allowing for off road parking. A stone chip path virtually runs the perimeter of the garden. The grounds are predominantly lawn surrounded by woodland trees and boundary fencing. There is a timber garage, an outside tap, external lighting, an abundance of wildlife and fabulous views to be enjoyed from the south facing garden.

The large storage container is available by separate negotiation or if not required will be removed prior to sale.



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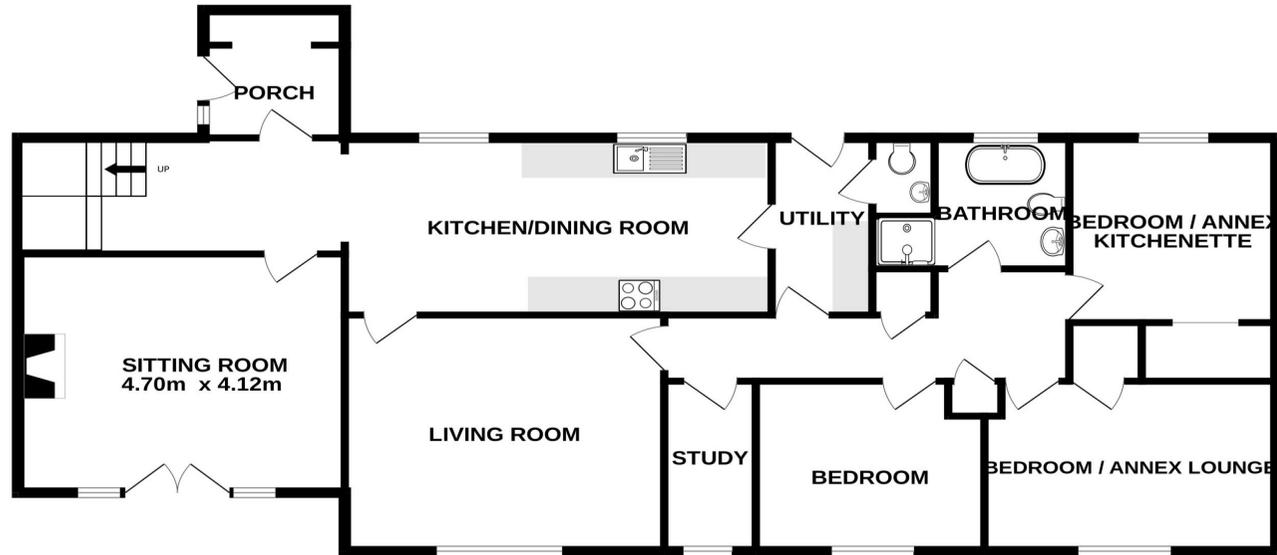
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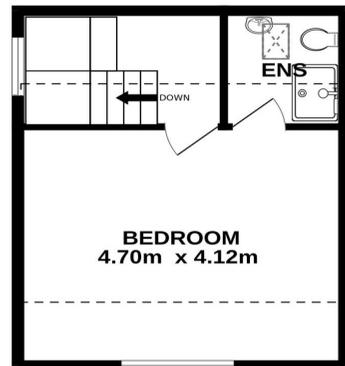
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1ST FLOOR
28.8 sq.m. approx.



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