

# 1 KEPPOCH TERRACE, ROY BRIDGE, Nr SPEAN BRIDGE.

**mcintyre & co**  
*Solicitors & Estate Agents*



Semi detached, Two bedrooms and Two bathrooms

Bathroom (Ground Floor) / Shower Room (1st Floor)

Beautifully presented and in good decorative order

Large garden to rear and decking to the front

Double Glazing / Electric Heating / Fire Safety Compliant

Energy Performance Rating F-22

Tenure is Freehold

Council Tax band C

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

Enjoys a woodland setting with hillside views set in popular  
location

**GUIDE PRICE**  
**£190,000**

## DESCRIPTION

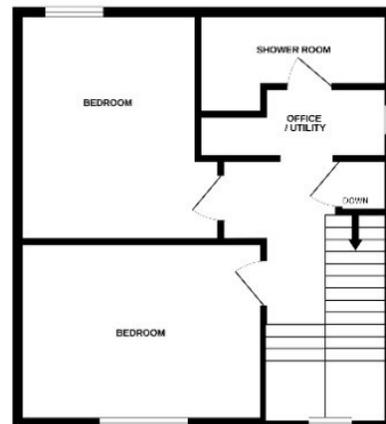
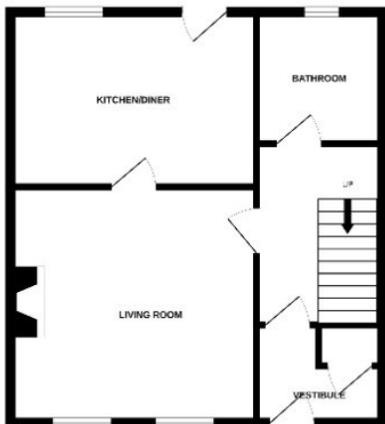
McIntyre & Company Estate Agents are delighted to bring 1 Keppoch Terrace to the market. The property has been well maintained and is in excellent decorative order and forms a delightful family home. Built around 1950 the property spans approx 90sq m.

Originally this was a three bedroom and one bathroom property with the family bathroom being located on the ground floor. However, bedroom three has now been converted to form a superb, modern shower room and a study area. The alterations are compliant to regulations.

In addition to its pleasant surroundings the property further benefits from a lounge with feature multi fuel stove, a spacious fitted kitchen, laminate or tile flooring through-out with the exception of the stairs and landing and modern internal doors. All in excellent condition and with neutral décor to form a beautiful family home. Annual electricity costs are approx £1630 for the past 12 months, supporting documents are held on file.

The property sits at the end of a cul-de-sac surrounded by an abundance of wildlife, woodland trees and mountain scenery. At the front is a decking area ideally positioned to take in the views from this south facing garden.

**Accommodation comprises:** Entrance Porch, Inner hallway, Lounge, Kitchen, Two Bedrooms, Bathroom (G.F) Shower Room (1st F) and Office/Study area.



## LOCATION/AMENITIES

Roy Bridge is approximately 13 miles from Fort William, it is ideally situated for visiting the Glen Roy Parallel Roads and numerous walks and cycle tracks. Amenities include two hotels with bars and restaurants in Roy Bridge and a third nearby. There is also a café, 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 :** 1, Keppoch Terrace, Roy Bridge, PH31 4AD

From Fort William head North on the A82 until reaching Spean Bridge. Turn right onto the A86 towards Roybridge, on reaching Roybridge take the first left and Keppoch Terrace is on the right

**PORCH - 1.87m x 1.72m / INNER HALLWAY 3.3m X 1.9m**

Understairs storage cupboard and laminate flooring.

**LOUNGE 4.**

**7m x 3.8m**

South facing with dual windows that provide hillside views. A feature of the room is the multi fuel stove with tile hearth and wood surround. Down lights.

**KITCHEN 4.1m x 3.m**

Fitted kitchen with wood effect cabinets and contrasting dark laminate walls sheets. There is a variety of drawer and base units, tiled flooring and access to a large rear garden. Integrated appliances include a double oven, hob and chimney extractor. The fridge-freezer and washing machine are included in the sale price. It should be noted that although in good working order the detergent drawer doesn't function correctly.

**FAMILY BATHROOM 2.2m x 2.m**

Bath with shower over, PVC clad ceiling, wash hand basin, W.C. White suite with contrasting tiled walls and wet wall finish to bath area.

**SHOWER ROOM 3.2m x 1.7m**

Sleek walk in shower unit, wash hand basin with vanity drawers below, W.C, full wet wall finish, shaver socket, heated towel rail and laminate flooring.

**BEDROOM 3.8m x 2.9m**

Spacious south facing room enjoying hillside views. Fitted dressing table with 2 cupboards and mirror above. The free standing wardrobe is included in the sale price.

**BEDROOM 3.8m x 2.9m**

Rear facing with treeline views. The wardrobe is including in the price.

**STUDY AREA 3.3m x 1.2m**

A PC work station and recess ideal for filing cabinet or drawers.



## EXTERNALLY:

A relatively low maintenance front garden with low level wire fencing and gated access. Predominantly lawn with a paved path leading to the decking area where there are woodland and mountain views to be enjoyed.

The rear garden is substantial, the boundary is wire fence and posts with a gate to provide access to a public footpath. The garden is predominantly grassed with some unkept raised planters.

There is a large timber shed and a hardstanding.



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