



MIZPAH | INVERROY | ROY BRIDGE | PH31 4AQ

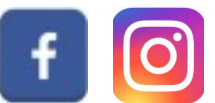
PRICE GUIDE: £520,000



Enjoying a stunning elevated position, with uninterrupted views sweeping over the surrounding countryside to the Grey Corries mountain range and Aonach Mor, Mizpah forms an imposing, detached modern villa, set in generous grounds of around half an acre, with detached garage and private parking. Located in the desirable area of Inverroy on the outskirts of Roy Bridge village, the property is in immaculate order throughout and benefits from double glazing and oil fired central heating. Extended and upgraded in recent years, Mizpah is beautifully presented and boasts superb features including a modern fitted kitchen/diner with integral appliances, bamboo flooring, internal oak doors (all bedrooms benefit from fire doors), contemporary shower suites in five of the seven bedrooms, and a grand entrance hallway. The principal bedroom suite with south facing views, fitted wardrobes, a reading and beauty area, and striking en-suite shower room is a most impressive space. There is also planning held in perpetuity for the erection of a sun room, full details available with the agent or the Highland Council website, reference 20/03774/FUL. The property is further enhanced by the surrounding well maintained garden grounds, comprising a generous gravelled private parking area to the rear, and beautiful lawn to the front, bordered by striking hedging providing privacy, mature trees, shrubs and a paved patio area. The property's layout provides the owners with flexible accommodation and offers a fantastic family home, however it would also be ideally suited as a guest house as previously used, or an exciting investment opportunity for the extremely buoyant self-catering market.

Set within the heart of spectacular Highland scenery, Roy Bridge is a popular village with a charming café and two hotels, with further facilities and amenities available at Spean Bridge some 2 miles distant. Notwithstanding its village status, Roy Bridge has the distinction of being on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London. A wider range of facilities and professional services are available in the principal town of Fort William approximately 13 miles distant, including various primary schools, a secondary school, train and bus station, supermarkets, and the excellent Lochaber Leisure Centre with its swimming pool, hydrotherapy pool, squash courts, and state of the art air-conditioned gym. The area enjoys a huge range of sporting and recreational opportunities and is known as The Outdoor Capital of the UK.

- Imposing Detached Villa with Stunning Mountain Views
- Idyllic Semi-Rural Location
- Grand Entrance Hallway
- Lounge with French Doors
- Kitchen/Diner & Utility Room
- 6 Double Bedrooms (5 En-Suite) & Study/7th Bedroom
- Family Shower Room
- Double Glazing & Oil Fired Central Heating
- Detached Metal Garage & Ample Private Parking
- Generous Garden
- EPC Rating: C 72





Accommodation Dimensions

Entrance Porch 1.8m x 1.3m

With glazed solid wood entrance door. Windows to side and rear. Bamboo flooring. Door to grand entrance hallway.

Grand Entrance Hallway 11.8m x 4.1m

T-shaped, with stairs to upper level and five built-in cupboards. Doors to lounge, kitchen/diner, utility room, shower room and four bedrooms. Bamboo flooring.

Lounge 5.2m x 5.1m

With bay window to front views, patio doors to side garden and French doors to kitchen/diner.

Kitchen/Diner 5.4m x 3.7m

With double windows to side and rear. Fitted with modern grey coloured kitchen units and island unit, offset with granite effect work surfaces. Intergal oven and combination microwave oven. Ceramic hob with black coloured extractor chimney over. Integral larder fridge, larder freezer and dishwasher. One-and-a-half bowl, black coloured sink unit, with feature tap. Wet-walling splashback. Bamboo flooring.

Utility Room 1.7m x 1.6m

With window to rear. Fitted with modern grey coloured wall units, offset with granite effect work surface. Plumbing for washing machine. Luxury vinyl click flooring.

Shower Room 2.3m x 1.6m

With frosted window to rear. Fitted with contemporary white suite of WC, wash

hand basin set in vanity unit, and large wet-walled shower cubicle with main shower and drench head. Heated towel rail. Luxury vinyl click flooring.

Bedroom One 3.6m x 2.9m

With double window to front views. Built-in open wardrobe and fitted dressing table.

Bedroom Two 4.0m x 2.9m

With double window to front views. Built-in open wardrobe and fitted dressing table. Door to en-suite shower room.

En-Suite Shower Room 2.0m x 1.5m

L-shaped, with frosted window to front. Fitted with contemporary white suite of WC, wash hand basin set in vanity unit, and fully wet-walled shower cubicle with mains shower and drench head. Heated towel rail. Luxury vinyl click flooring.

Bedroom Three 3.6m x 3.0m

With double window to front views. Built-in open wardrobe and fitted dressing table. Door to en-suite shower room.

En-Suite Shower Room 2.5m x 1.9m

L-shaped, with frosted window to side. Fitted with contemporary white suite of WC, wash hand basin set in vanity unit, and fully wet-walled shower cubicle with electric shower. Heated towel rail. Luxury vinyl click flooring.

Bedroom Four 4.6m x 3.0m

With double window to rear. Fitted open wardrobe and dressing table. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 1.9m

L-shaped. Fitted with contemporary white suite of WC, wash hand basin set in vanity unit, and fully wet-walled shower cubicle with electric shower. Heated towel rail. Luxury vinyl click flooring.

Upper Level

Upper Landing 5.5m x 2.7m

L-shaped, with dormer window to mountain views. Bamboo flooring. Doors to principal bedroom suite, study/7th bedroom and en-suite bedroom.

Principal Bedroom Suite 7.0m x 6.5m

L-shaped, with bay window to mountain views. Fitted wardrobes, window seat and reading & beauty area. Open to en-suite shower room.

En-Suite Shower Room 2.6m x 2.4m

With frosted window to rear. Fitted with contemporary white suite of WC, two wash hand basins set on vanity unit and large fully tiled shower enclosure with electric shower. Tiled splashback. Heated towel rail. Tiled flooring.

Study/7th Bedroom 3.0m x 2.3m

With fire escape Velux window to rear.

Bedroom 5.0m x 4.8m

L-shaped, with dormer window to mountain views and window to side. Fitted wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.6m x 1.5m

L-shaped, with frosted Velux window to rear. Fitted with modern white suite of WC, wash hand basin and fully wet-walled shower cubicle, with electric shower. Heated towel rail.

Garden

Approached by a private gravelled driveway providing ample parking for around 7 vehicles and leading to the side, rear and garage, Mizpah is surrounded by generous garden grounds of around half an acre. The remaining grounds are laid to lawn, offset with manicured hedging and feature mature trees, shrubs and bushes. A paved patio area is also located to the front, taking in the best of the stunning mountain views.

Planning Permission for Sun Room

Reference 20/03774/FUL

Travel Directions

Travelling from Fort William on the A82 Inverness road for around 10 miles, at the village of Spean Bridge cross the bridge and turn right on to the A86 Newtonmore Road. Continue for around 2 miles, and around half way along the long straight, Mizpah is located on the left hand side, well signposted.

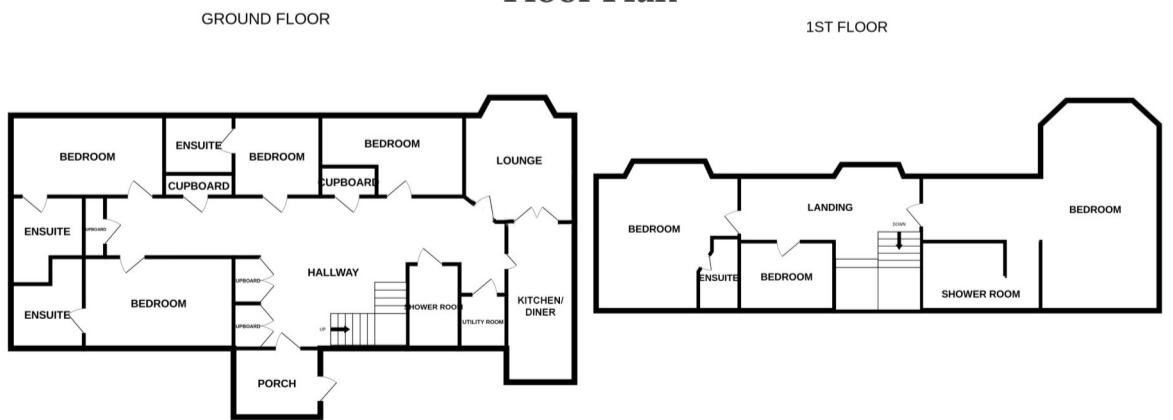




Title Plan



Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).

