



RIVERSIDE HOUSE | SPEAN BRIDGE | PH34 4EU



PRICE GUIDE: £410,000

Boasting a truly exceptional river-front position, and enjoying spectacular views over the River Spean to the surrounding mountains and countryside beyond, the sale of Riverside House forms an impressive detached villa, nestled in private mature grounds of around 2.4 acres. This idyllic location, on the edge of Spean Bridge village, is further complemented by the property itself, which commands an elevated position, is in immaculate order and benefits from double glazing and oil fired central heating. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property would be ideally suited as a superb family home, a wonderful holiday home, or an investment opportunity in buoyant self-catering or longer term rental market. The dual-aspect lounge with adjoining bright sun room, and generous dining kitchen with classically styled units and solid wooden work surfaces, are most attractive features and provide very flexible living spaces for the successful buyer. An added benefit of the sale are the spacious, well-maintained garden grounds which surround the property to all sides and provide ample private parking, a detached summer house, four garden sheds, a natural garden pond and river frontage with Riparian Fishing Rights.

Spean Bridge is a very desirable location with thriving community, offering a wide range of amenities for a village, including a local Spar shop, hotel, cafes, restaurant and golf course. The village connects to the rest of The Highlands through its own train station, bus links and main "A" road. Additional amenities are available in Fort William, 10 miles away. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, which also hosts the UCI Mountain Bike World Cup, downhill and cross country mountain bike riding, hill walking, sailing or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property. Fort Augustus and the famous Loch Ness are about a 30 minute drive north.

- Impressive Detached Villa set in Generous Private Grounds
- Elevated Riverside Position and Frontage
- Convenient Village Location with Mountain Views
- Lounge with Open Fire & Adjoining Sun Room
- Open-Plan Kitchen & Dining Room with Separate Sitting Room & Utility Room
- 5 Bedrooms (2 En-Suite & 1 Jack-&-Jill Bathroom) & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Timber Summer House & 4 Garden Sheds
- Charming Garden of around 2.4 Acres
- Ample Private Parking
- EPC Rating: D 64

MacPhee & Partners
Airds House, An Aird, Fort William, PH33 6BL
01397 70 2200
estateagency@macphee.co.uk :: www.macphee.co.uk





Accommodation Dimensions

Entrance Vestibule

With wooden front doors. Window to side. Door to hallway.

Hallway

With stairs to upper level. Understair cupboard. Doors to dining kitchen, lounge and en-suite bedroom.

Dining Kitchen 8.4m x 3.6m

With window to front. French doors to rear garden. Fitted with modern, off-white, shaker-style kitchen units, offset with solid wood work surfaces, upstand and breakfast bar. Freestanding cooker range (no guarantee given). Extractor fan over. Acrylic splashback. Stainless steel sink unit. Integral fridge/freezer and dishwasher. Wooden flooring. Doors to sitting room/study and utility room.

Sitting Room 3.2m x 2.4m

With windows to rear views and side. Wooden flooring.

Utility Room 2.7m x 2.4m

With frosted glazed UPVC door to side. Window to front. Fitted with modern, off-white, shaker-style kitchen units, offset with granite effect work surface. Stainless steel sink unit. Grant boiler. Washing machine and tumble dryer (no guarantees given).

Lounge 6.0m x 5.0m

With window to side views. Wooden overmantle with marble hearth. Two French doors to conservatory.

Conservatory 5.7m x 2.1m

With triple aspect windows and French doors to side garden. Wooden flooring.

Bedroom 4.0m x 2.8m

With window to front. Built-in cupboard. Door to en-suite shower room.

En-Suite Shower Room 2.9m x 1.0m

With frosted window to side. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Triton shower. Tiled splashback.

Half Landing

Cloakroom 1.5m x 1.2m

With frosted window to front. Sliding door. Fitted with white suite of WC and wash hand basin. Tiled splashback.

Upper Level

Landing

With hatch to loft. Doors to bedrooms and Jack-&-Jill bathroom.

Bedroom 4.1m x 2.8m

With dormer window to front.

Bedroom 4.0m x 3.6m

With dormer window to rear. Built-in cupboard - housing water tank. Curtained wardrobe recess. Door to Jack-&-Jill bathroom.

Jack-&-Jill Bathroom 3.6m x 2.2m

With frosted Velux window to rear. Fitted with white suite of WC, wash hand basin, bath and wet walled shower cubicle with new mains shower. Tiled and wet-walled splashback. Door to landing.

Bedroom 3.6m x 3.4m

With dormer window to rear and window to side. Door

to en-suite shower room.

En-Suite Shower Room 2.3m x 1.0m

With window to side. Fitted with modern white suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Heated towel rail.

Bedroom 4.1m x 3.0m

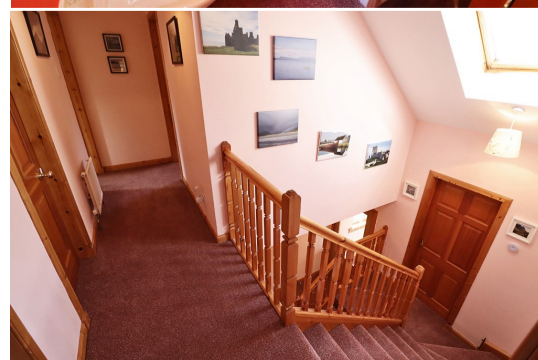
With dormer window to front. Built-in wardrobe and cupboard with louvre doors.

Garden

Riverside House is surrounded by beautifully natural grounds of around 2.4 acres, and is approached by a private gravelled driveway, providing ample parking and a turning space. Laid in the main to lawn, the garden features a selection of mature native trees including pine, rowan and birch, offset with colourful seasonal planting and a variety of animal and bird life, whilst a sloping lawn leads down to a natural pond. In addition to an elevated decked terrace taking in the best of the river and mountain views, the current owners have created a superb landscaped area to the side, featuring a summer house and seating area. The sale includes four garden sheds located in the grounds to the front of the property. Due to the abundant area of ground available, the successful purchaser may wish to look in to planning with the relevant authorities for the erection of a holiday chalet or similar.

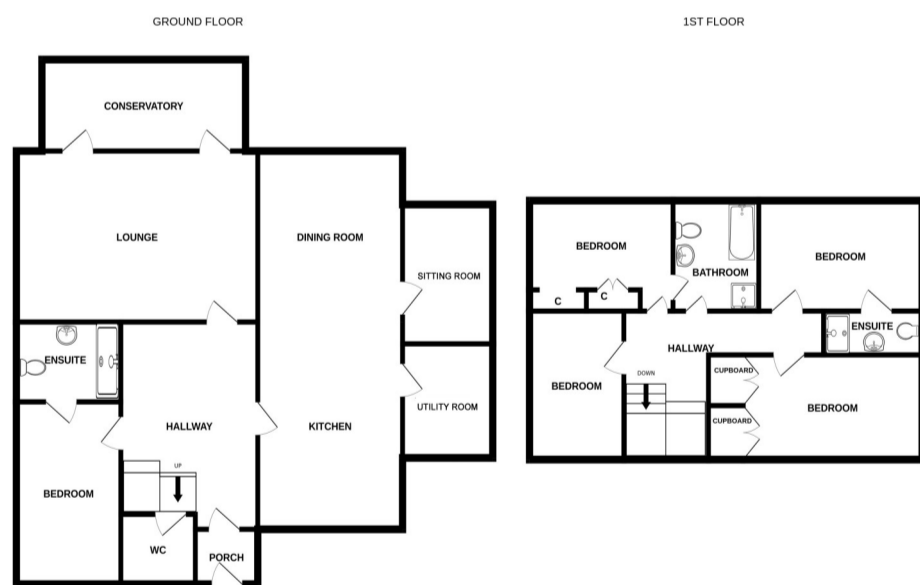
Travel Directions

Travelling from Fort William to Spean Bridge for around 9 miles, in the village proceed over the bridge and turn right onto the A86 Newtonmore Road. Follow the road ahead and directly after the turning on the left for West Tirindrish and Spean Bridge Primary School, turn right. Follow this road and the private driveway to Riverside House is the first on the left through the gate.



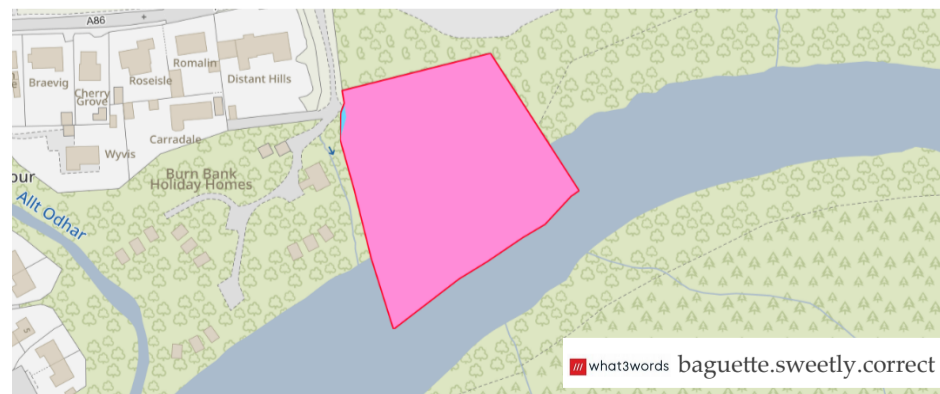


FLOOR PLAN



TITLE PLAN

The area shaded pink is included in the sale and equates to around 2.4 acres



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. 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).