



TWIN PEAKS | FERSIT | BY ROY BRIDGE | PH31 4AR

OFFERS OVER: £330,000



Enjoying a superb elevated position, with stunning views towards the surrounding mountains and countryside, the sale of Twin Peaks forms an impressive and desirable detached dwellinghouse set in generous garden grounds, plus further land adjacent. Offering deceptively spacious accommodation, conveniently arranged over one level, with the exception of the lowered lounge, the property benefits from double glazing, oil fired central heating, is in excellent order and well presented. The large bright, recently upgraded dining kitchen, with dual aspect windows, quality fitted units, striking stove, and the lounge, with bay windows and impressive wood burning stove, are most attractive features and flooded with natural light. A utility room, three double bedrooms, all with built-in wardrobes and one with a modern en-suite shower room, family bathroom and a large walk-in storage cupboard, complete the accommodation. Due to the size and location, Twin Peaks would make a superb permanent home as currently used, an idyllic holiday retreat or an investment opportunity in a buoyant self-catering or rental market.

Set within the heart of spectacular Highland scenery, Fersit is a small hamlet close to the village of Roy Bridge, and nearby to Tulloch Railway Station. An area of outstanding natural beauty, idyllic and rural, and surrounded by woodland, hills and mountains, including two superb Munros, Stob Coire Easain and Stob a'Choire Mheadhoin, the River Treig, the outlet of Loch Treig, also runs past Fersit. Roy Bridge village itself has two hotels and a cafe, with further facilities and amenities available at Spean Bridge some 3 miles distant, and a wider range available in the principal town of Fort William around 30 minutes drive from the property. 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.

- Desirable Detached Dwellinghouse
- Stunning Rural Location with Mountain & Countryside Views
- Lounge with Wood Burning Stove & Bay Window
- Impressive Kitchen & Dining Room with Utility Room
- 3 Double Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Garden Grounds of around 0.2 Acres with Ample Parking
- Workshop with Light & Power, plus Garden Shed
- Further Grounds of around 0.2 Acres
- EPC Rating: D 66

MacPhee & Partners

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Accommodation

Entrance Hallway 7.6m x 3.3m

Wooden front door with frosted glazed panels, and frosted glazed side panel. Hatch to loft. Laminate flooring. Built-in cupboard housing hot water tank and shelving. With doors to lounge, dining kitchen, bathroom, bedrooms and walk-in storage cupboard.

Lounge 5.4m x 5.4m

With bay window to front countryside views and window to side. Feature wood-burning stove set on slate hearth. Laminate flooring.

Dining Kitchen 6.5m x 4.1m

Slightly L-shaped, with two windows to side and two windows to rear. Fitted with modern, soft pale grey coloured, shaker style kitchen units, with soft close drawers and doors. Oak work surfaces. Rangemaster Professional Deluxe gas cooking range, with black and stainless steel extractor chimney over. Integral wine fridge. Integral dishwasher. White double Belfast sink unit. Tiled splashback. Laminate flooring. Open to utility room.

Utility Room 2.2m x 1.7m

Fitted with modern, soft pale grey coloured, shaker style kitchen units, offset with soft close drawers and cupboards. Oak work surface. Stainless steel circular sink unit. Tiled splashback. Fixed shelving. Plumbing for washing machine. Trianco boiler. Door to cupboard.

Laminate flooring. Half frosted glazed door to rear.

Bathroom 2.0m x 2.0m

With frosted window to front. Fitted with Heritage, champagne coloured suite of WC, wash hand basin, and bath with wet-walling splashback and mains shower over. Tiled splashback. Tiled flooring.

Principal Bedroom 4.0m x 3.6m

Slightly L-shaped, with two windows to front countryside views. Built-in wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.7m

With frosted window to front. Fitted with white WC and black coloured sink set in wood effect vanity units, and black coloured shower with mains shower and drench head over. Wet-walling splashback. Heated towel rail.

Walk-In Storage Cupboard 1.8m x 1.0m

With light. Fixed shelving.

Bedroom 3.0m x 2.9m

With two windows to side. Built-in wardrobes with mirrored sliding doors.

Bedroom 3.0m x 3.0m

With two windows to rear. Built-in wardrobes with mirrored sliding doors. Laminate flooring.



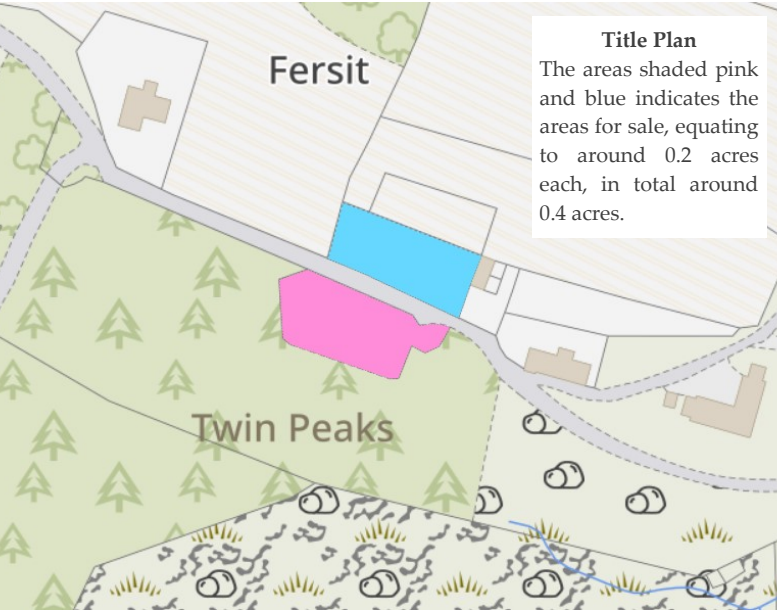




Travel Directions

From Fort William, continue on the A82 north, towards Spean Bridge for around 8 miles. Cross the bridge and turn right signed posted A86 Newtonmore. Continue on this road for 3 miles to Roy Bridge, passing through the village and following the road for a further 4.5 miles. At the sign for Fersit, turn right and proceed ahead on the single track road, crossing over the railway bridge, then a further bridge crossing over the River Spean. Pass through the first of the houses and continue straight on (do not turn up to the right) and over the cattle grid. Follow the winding road and cross over the Allt Laire and onwards up the hill, where you reach An Dubh Lochan. At the car park sign posted End of Public Road, Turning Place only, bear left and at the property on the left, turn right and cross the bridge over the River Treig and then across the final railway bridge. Continue on for around 0.2 miles and Twin Peaks is located on the right hand side.

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Garden

Twin Peaks is approached by gravelled driveways, to both sides of the property, providing ample parking, highlighted pink in the title plan and equating to around 0.2 acres. The grounds are laid to a mixture of lawn and gravelled areas for ease of maintenance, offset with a superb paved patio area to the centre front, taking in the best of the stunning countryside and mountain views. A workshop, measuring 3.6m x 3.5m and benefiting from light and power, is located to the side of the property, whilst a timber garden shed is located on the other side and is also included in the sale. The rear of the property features a superb covered area, laid to concrete and ideal for storing wood for the wood-burning stove and could offer a great clothes drying area. In addition to the sale, is a further area of fenced land just across the road from the property, also equating to around 0.2 acres. Subject to the necessary planning consents, this ground would be ideal for self-catering pods or similar.



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 6)'.