



MacPhee & Partners



BIRCH GROVE | SPEAN BRIDGE | PH34 4EU



PRICE GUIDE: £290,000

Situated in the desirable village of Spean Bridge, the subjects of sale form an attractive detached dwellinghouse, set in generous garden grounds with private parking. Upgraded and modernised in recent years, Birch Grove offers deceptively spacious accommodation, conveniently arranged over one level, whilst benefiting from double glazing, electric heating, neutral decoration and flooring. In very good order throughout, the bright lounge with striking multi-fuel stove with granite hearth and picture windows, is a most attractive feature, further complemented by the adjoining kitchen/diner with modern fitted units and integral appliances. The remainder of the accommodation comprises a useful utility area and cloakroom, three double bedrooms and a contemporary shower room. An added benefit of the sale is the detached garage with large workshop, located to the rear of the property. With ample off-street private parking to three sides, Birch Grove would be ideally suited as a permanent family home, an idyllic holiday retreat or an exciting investment opportunity for the very buoyant self-catering market.

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 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.

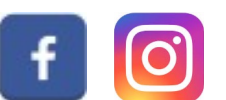
- Attractive Detached Dwellinghouse
- Convenient Village Location with Mountain Views
- In Very Good Order
- Lounge with Impressive Multi-Fuel Stove
- Kitchen/Diner, Utility & Cloakroom
- 3 Double Bedrooms
- Modern Family Shower Room
- Double Glazing & Electric Heating
- Generous Garden of around 0.2 Acres
- Ample Private Parking & Detached Garage & Workshop
- EPC Rating: E 43

MacPhee & Partners

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Accommodation

Entrance Hallway 4.4m x 3.7m

L-shaped, with frosted glazed UPVC door and frosted glazed side panel. Built-in cupboard with double doors. Hatch to loft. Doors to lounge, bedrooms and shower room.

Lounge 5.9m x 4.3m

With picture windows to front. Striking multi-fuel stove set on granite hearth with wooden overmantle and feature lights. Laminate flooring. Open arch to kitchen/diner.

Kitchen/Diner 3.6m x 3.3m

With triple windows to rear. Fitted with modern white gloss kitchen units, offset with wood effect work surfaces. Lamona integral oven. Lamona electric hob with extractor hood over. Integral Lamona slimline dishwasher. One-and-a-half bowl stainless steel sink unit. Blue coloured upstand and splashback. Open arch to utility area. An upright fridge and Haier chest freezer are included in the sale, however no guarantees are given.

Utility Area 2.1m x 1.8m

Wood effect work surface. Plumbing for washing machine and space for tumble drier. Built-in cupboard. Half glazed, UPVC door to rear garden. Door to cloakroom.

Cloakroom 1.8m x 1.1m

With frosted window to side. Fitted with white suite of WC and wash hand basin.

Wood effect splashback.

Bedroom 3.3m x 2.7m

With triple window to rear.

Bedroom 4.9m x 3.3m

With triple windows to front. Built-in wardrobe with double doors. The gym equipment is included in the sale.

Shower Room 3.3m x 2.1m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin set in wood effect vanity unit, and large, fully wet-walled shower cubicle, with mains shower.

Bedroom 4.4m x 2.7m

With triple windows to rear. Built-in wardrobe with double doors.

Garden

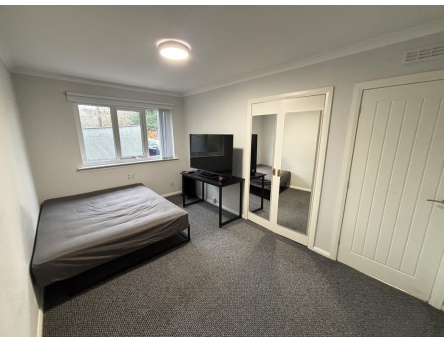
Birch Grove is surrounded by private garden grounds to all sides and is approached by a shared access road leading to a private tarmac driveway, providing ample private parking to three sides. Equating to around 0.2 acres, the grounds are laid in the main to lawn for ease of maintenance, offset with mature trees, shrubs and a gravelled area.

Detached Garage 4.5m x 3.7m

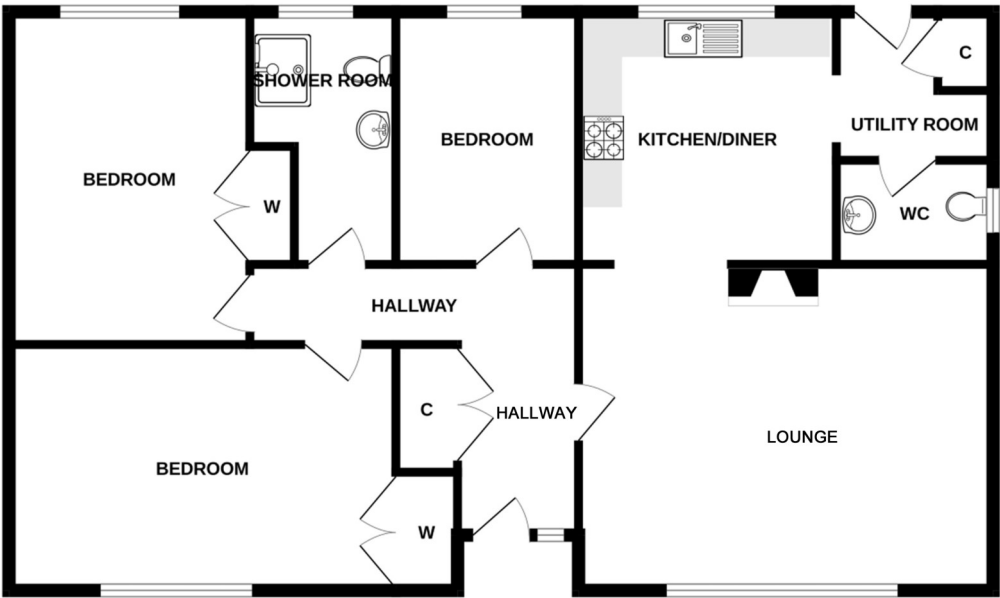
With light and power.

Adjoining Workshop 7.3m x 3.2m

With light and power.



Floor Plan



Title Plan



Travel Directions

From Fort William, take the A82 road north towards Inverness for around 10 miles to the village of Spean Bridge. On entering the village, proceed over the bridge and turn right on to the A86 road, signposted Newtonmore. Continue straight ahead, passing the play park and then the sign for Altour Road. The property is located on the right hand side, directly after the wooded area.



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)'.