



Neonach

An Darroch, Roy Bridge, PH31 4AN

Guide Price £415,000

Fiuran
PROPERTY

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Neonach is a beautifully presented detached Villa with 3 bedrooms, together with a self-contained Annex. Located in the picturesque, semi-rural & much sought after village of Roy Bridge and set within generous, enclosed garden with integral Garage, Court Yard, Workshop, Greenhouse, double Car Port, Neonach will make a wonderful family home with business potential.

Special attention is drawn to the following:-

Key Features

- Spacious detached family House
- Private and peaceful location
- Surrounded by wonderful countryside
- Well-presented and in walk-in condition
- Porch, open plan Kitchen & Dining Room
- Utility Room, Lounge, Bedroom with En Suite
- Upper Landing, 2 further Bedrooms & Bathroom
- Fully fitted out floored Loft with retractable ladder
- Annex – Hallway, Lounge, Kitchen, Bedroom & Bathroom
- Double glazed & Air Source Central Heating
- Underfloor heating to ground floor
- Photovoltaic panels back to National Grid
- Well established, mature garden
- Integral Garage, Workshop, Greenhouse
- Double Car Port and ample Parking
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route
- Within walking distance of the train station



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The lower accommodation comprises the Porch, open-plan Kitchen/Dining Room, Utility Room, Lounge and the Master Bedroom with En Suite Shower Room & Dressing Room. The First Floor consists of the Upper Landing, 2 double Bedrooms and the family Bathroom. There is also a fully fitted out Loft.

The Annex offers the spacious entrance Hallway, Lounge, Kitchen, double Bedroom and Bathroom.

In addition to its peaceful location, Neonach was built in 2002 by the current owners and offers spacious accommodation and benefits from being fully double glazed with air source central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gated gravelled driveway and entry into the Porch.

PORCH 2.1m X 1.5m

With external door & glazed side panel window to the front elevation, built-in storage cupboards, tiled flooring and double doors leading through to the Dining Room.

DINING ROOM 3.9m x 3.8m

Semi open plan to the Kitchen with windows the rear elevation, tiled flooring, doors leading to the Lounge, Bedroom One & the Annex and external door leading out to the paved patio area and the rear garden.

KITCHIEN 4.2m x 3.3m

Semi open plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Range style electric oven with extractor hood over, tiled splash backs, integrated dishwasher, integrated fridge/freezer, breakfast bar, windows to the side elevation, tiled flooring and door leading to the Utility Room.

UTILITY ROOM 2.4m x 1.8m

Fitted with base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, windows to the side elevation, tiled flooring, door leading to the Garage and external door leading out to the paved Courtyard.

LOUNGE 6.6m x 4.8m

With windows to the side & rear elevations looking out onto the private rear garden, Lpg fire set in an attractive hearth and laminate flooring.

BEDROOM ONE 4.3m x 3.6m

With windows to the side elevation, laminate flooring and doors leading to the En Suite Shower Room and the Dressing Room (1.8m x 1.64m).

EN SUITE SHOWER ROOM 2.7m x 1.8m

With white suite comprising shower enclosure, wash basin, WC, window to the side elevation and Resin style flooring.

UPPER LANDING

With wooden bannister, 2 Velux windows to the rear elevation, fitted carpet and doors leading to both upper level Bedrooms and the family Bathroom.

BEDROOM TWO 4.3m x 3.4m

With window to the rear elevation, built-in wardrobes, radiator and fitted carpet.



FAMILY BATHROOM 2.2m x 2m

With white suite comprising bath with mixer tap, wash basin, WC, heated towel rail, partly tiled walls, frosted window to the front elevation and tiled flooring.

BEDROOM THREE 4.2m x 3.4m

With window to the side elevation, built-in wardrobes, radiator and fitted carpet.

ANNEX

The Annex has its own external front door leading to the Hallway with storage cupboard, Lounge/Diner, Kitchen, double Bedroom and Bathroom. Private parking for the Annex is located to the side of the property. The Annex offers business opportunity as a fully self-contained unit.

EXTERIOR

The well-established, enclosed & private garden surrounds the property and is planted with mature trees, shrubs & bushes. The front garden is laid mainly with gravel offset with an area of grass with border planted with a variety of shrubs. A paved courtyard is located to the side of the property and leads to a covered timber lean-to & through to the rear garden. The rear garden is laid mainly with grass with paved areas offering ample space for garden furniture. In the rear garden there is a substantial timber workshop and a greenhouse. The integral single Garage has an up & over door and with power & lighting, there is a store to the rear of the garage previously used as dog kennels. The gravelled driveway is laid with gravel, houses a double car port and provides parking for multiple vehicles.

ROY BRIDGE

Roy Bridge is just 3 miles from Spean Bridge and 13 miles from Fort William. The area offers a café, 2 hotels, and a church. It is on the Glasgow - Fort William railway line, as well as the overnight sleeper train to London. There is an excellent nursery and primary school in the nearby village of Spean Bridge. The secondary school is in Fort William, which is accessed by a school bus. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.





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For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains electricity, water & drainage.

Council Tax: Band F

EPC Rating: C74

Gross internal floor area (m²) 185

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



LOCATION

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DIRECTIONS

From Fort William proceed north on the A82 road for approx. 9 miles. At the village of Spean Bridge, turn right on to the A86 road for Newtonmore. Follow this road for approx. 5 miles until reaching the village of Roy Bridge. Continue ahead passing over the river bridge, the Roy Bridge Hotel is on the right, take the next turning left sign posted for Bohenie. Follow the road ahead, Neonach is on the left hand side and can be identified by the sign on the gate.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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