



16 Altour Road

Spean Bridge, PH34 4EZ

Guide Price £150,000

Fiuran
PROPERTY

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16 Altour Road is a desirable semi-detached Bungalow located in the popular village of Spean Bridge. With enclosed garden to the front, side & rear, it would make a wonderful family home, ideal purchase for first-time buyers or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious semi-detached Bungalow
- Desirable village location
- Front Vestibule, Porch, Hallway, Lounge
- Kitchen, Utility, 2 Bedrooms, Shower Room
- Rear Vestibule and Loft
- Excellent storage throughout
- Double glazed & oil fired central heating
- Private garden to front, side & rear
- Free on street parking to the front
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route
- No onward chain



16 Altour Road is a desirable semi-detached Bungalow located in the popular village of Spean Bridge. With enclosed garden to the front, side & rear, it would make a wonderful family home, ideal purchase for first-time buyers or a perfect buy-to-let investment.

The accommodation comprises of the front Vestibule, Porch, Hallway, Lounge, Kitchen, Utility, 2 Bedrooms, Shower Room and rear Vestibule.

There is a Loft which is accessed via a hatch in the Hallway.

In addition to its convenient location, 16 Altour Road offers spacious accommodation in a traditional layout, is fully double glazed and benefits from oil fired central heating.

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

APPROACH

From the front garden and entry via the front Vestibule into the Porch.

FRONT VESTIBULE 2m x 1.6m

With storage cupboard, tiled flooring and door leading to the Porch.

PORCH 1.2m x 0.9m

With external door to the front elevation, storage cupboard, laminate flooring and door leading to the Hallway.

HALLWAY 3.4m x 2.4m (max)

With 2 storage cupboards, radiator, laminate flooring and doors leading to the Lounge, Utility, both Bedrooms and the Shower Room.

LOUNGE 4.3m x 3.9m (max)

With window to the front elevation, electric fire with traditional open fire behind, radiator, laminate flooring and opening to the Kitchen.

KITCHEN 2.7m x 2.2m

Fitted with a range of base & wall mounted units, work surfaces over, sink & drainer, electric oven & hob with extractor hood over, tiled splash backs, undercounter fridge/freezer, washing machine, window to the rear elevation and laminate flooring.

UTILITY 2.4m x 2.3m (max)

With window to the side elevation, radiator, laminate flooring and external door leading out to the rear Vestibule and the rear garden.

BEDROOM ONE 3.4m x 3.3m

With window to the front elevation, radiator and laminate flooring.

BEDROOM TWO 2.6m x 2.3m

With window to the rear elevation, radiator and laminate flooring.

SHOWER ROOM 2.3m x 2.2m

With white suite comprising easy access shower enclosure with electric shower, wash basin, WC, heated towel rail, frosted window to the rear elevation and non-slip flooring.



REAR VESTIBULE 1.6m x 1.1m

Covered area with tiled flooring and access to the rear garden.

EXTERIOR

The front garden is enclosed by timber fencing and is laid mainly with paving slabs, off set with borders planted with shrubs & bushes. A paved path to the side of the property leads through to the rear garden. The rear garden is again enclosed by timber fencing and is laid with a mixture of gravel & paving slabs and houses the oil tank. Free parking is located to the front of the property.

SPEAN BRIDGE

Spean Bridge is just 10 miles from Fort William. The area offers a range of amenities to include a supermarket, café, hotels, a church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. 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.



16 Altour Road, Spean Bridge



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
Oil tank

Council Tax: Band C

EPC Rating: D64

Gross internal floor area (m²) 62

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.



Boundary Plan as per Registers of Scotland

DIRECTIONS

From Fort William follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead and take the second junction on the right into Altour Road. Follow the road round to the right. Number 16 is located straight ahead, the right-hand side of the road and can be identified by the for sale sign. Parking is directly to the front of the property.

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 as 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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