



CUMBRAE COTTAGE | ROY BRIDGE | PH31 4AG

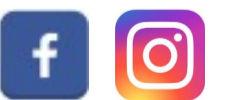


PRICE GUIDE: £190,000

Quietly nestled within generous garden grounds extending to approximately 0.4 acres, and enjoying delightful views towards the stunning Grey Corries mountain range, Cumbrae Cottage is a charming detached former Station Master's house, dating from around 1908. Benefiting from ample private parking and an idyllic Highland setting, this characterful property presents an exciting opportunity to create a wonderful permanent home, tranquil retreat, or investment in a thriving rental market. The accommodation is conveniently arranged over one level and comprises an entrance hallway, a welcoming lounge/dining room, kitchen, double bedroom, and shower room. Whilst the property would now benefit from a programme of modernisation and upgrading, it retains considerable charm and character, including mixed glazing and two open fireplaces, offering the potential to create a cosy and inviting home. A particular feature of the property is the substantial outdoor space. In addition to the expansive grounds, there is a detached timber summer house, fully timber-lined and equipped with light and power, providing an excellent multi-purpose space ideal as a home office, studio, hobby room, or subject to the necessary consents, potential conversion to a self-catering chalet. Further enhancing the appeal are a brick-built outbuilding and three garden sheds, offering excellent storage for gardening tools, outdoor pursuits equipment, or general workshop use — perfectly suited to those seeking a Highland lifestyle with space and versatility.

Set amidst some of Scotland's most spectacular scenery, Roy Bridge is a sought-after Highland village located approximately 13 miles from Fort William. The village offers a welcoming community atmosphere with a café under new ownership, two hotels, and a church, while a wider range of amenities can be found in nearby Spean Bridge (approximately 3 miles) and Fort William itself. Despite its peaceful village setting, Roy Bridge benefits from excellent transport links, with its railway station positioned on the renowned Glasgow to Fort William line, providing connections to Glasgow as well as the celebrated Caledonian Sleeper service to London.

- Charming, Traditional Detached Cottage
- Idyllic Village Location with Mountain Views
- Lounge/Diner with Open Fire
- Kitchen
- Double Bedroom with Open Fire
- Shower Room
- Mixed Glazing
- Large Garden Grounds of around 0.4 Acres
- Ample Private Parking
- Summer House, Outbuilding & Garden Sheds
- EPC Rating: F 23



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Accommodation

Entrance Hallway 2.6m x 2.1m

With wooden entrance door. Doors to lounge/diner, shower room and bedroom.

Lounge/Diner 4.4m x 3.8m

Single glazed, sash-and-case window to front. Secondary glazing. Open fire with tiled hearth and surround, and wooden overmantle. Door to kitchen.

Kitchen 3.0m x 1.9m

With two double glazed windows to side. Fitted with white kitchen units, offset with marble effect work surfaces. Freestanding Beko double oven. Freestanding white fridge with small freezer compartment. Stainless steel sink unit. Wooden door to garden.

Shower Room 1.7m x 1.2m

With sash-and-case single glazed window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and tiled shower cubicle with main shower. Tiled splashback.

Bedroom 4.4m x 3.6m

With sash-and-case single glazed window to front. Open fire with tiled hearth and surround, and wooden overmantle. Built-in cupboard.

Summer House 4.7m x 3.7m

L-shaped, with two window to front and one to side. Fully timber lined walls, floor and ceiling. With light and power.

White Shed

With windows to side and front door.

Brick-Built Outbuilding

With three entrance doors and one side window.

Large Brown Shed

With window to side and front entrance door.

Smaller Brown Shed

With double entrance doors.

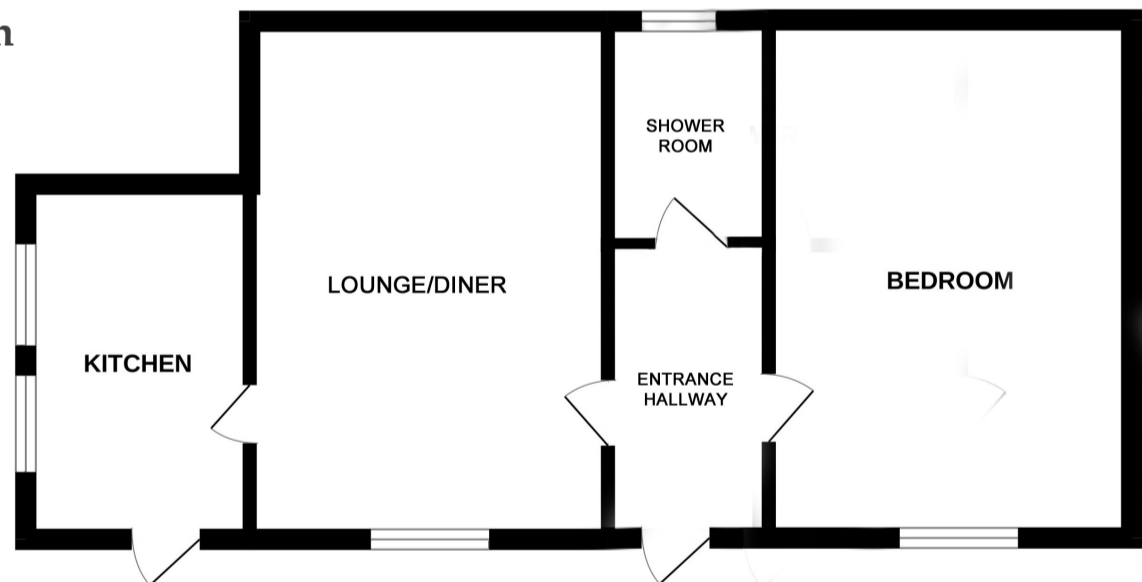
Travel Directions

From Fort William, proceed north on the A82 for around 7 miles to Spean Bridge. In the village, proceed over the bridge, turning right on to the A86, Newtonmore road. Continue for around 3 miles to Roy Bridge village, and take the first turning on the right, directly after the Roy Bridge Hotel, signposted Glenspean Park. Follow the road straight ahead, and the property is located at the third driveway on the left, directly before the railway bridge.

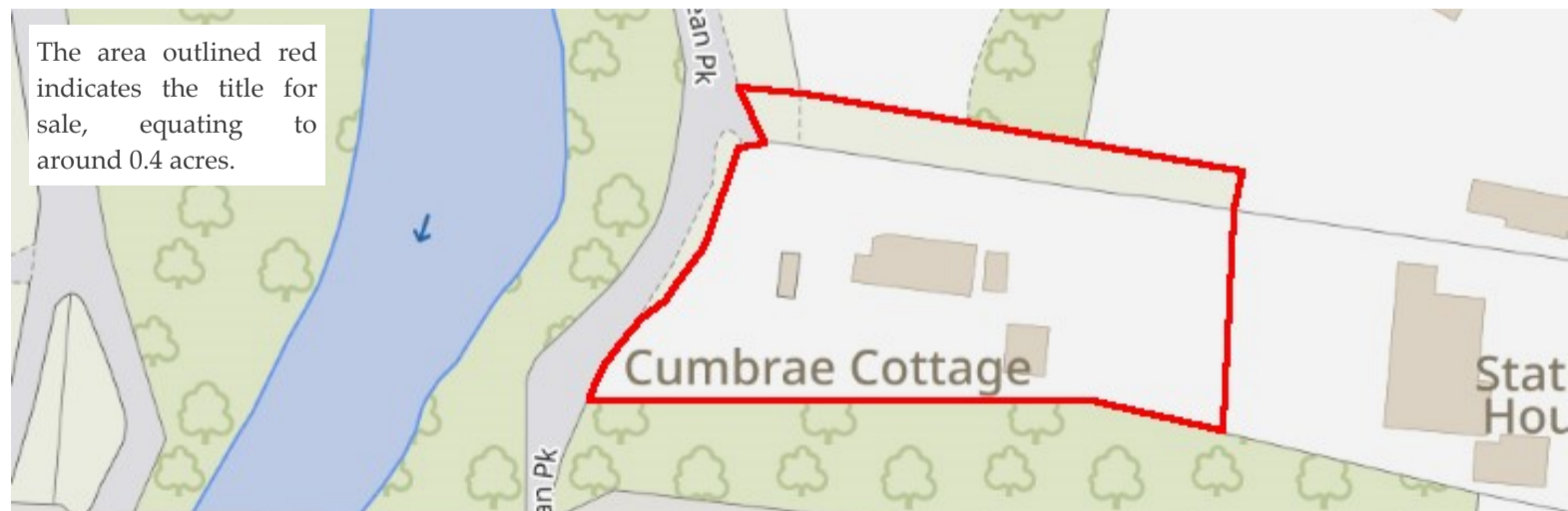
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Floor Plan



Title Plan



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