



## 1 Keppoch Terrace

Roy Bridge, PH31 4AD

Guide Price £200,000

**Fiuran**  
PROPERTY

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1 Keppoch Terrace is a lovely, south facing semi-detached House with wonderful views towards the Grey Corries, Aonach Mor & Ben Nevis. Situated in the picturesque & much sought after village of Roy Bridge and with well-maintained garden, it would make a perfect family home, ideal purchase for first time buyers or as a buy-to let investment.

Special attention is drawn to the following:-

## Key Features

- Very desirable semi-detached House
- Surrounded by wonderful scenery
- Well-presented and in walk-in condition
- Porch, Hallway, Lounge, Kitchen/Diner
- Upper Landing, 2 double Bedrooms
- Office Area and Shower Room
- Large fitted out floored Loft
- White goods included in sale
- Sizeable garden with timber shed
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local service bus route



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The lower accommodation comprises the entrance Porch, Hallway with storage cupboard, Lounge with multi-fuel stove, Kitchen/Diner and Shower Room.

The First Floor consists of the Upper Landing, 2 double Bedrooms, Office Area and Shower room. There is a fully floored Loft with power & lighting which is accessed via a loft ladder leading up from the Office Area.

In addition to its peaceful location, 1 Keppoch Terrace is fully double glazed and benefits from electric heating.

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

### **APPROACH**

Via the front garden with steps leading to the front door and entry into the Porch or at the rear into the Kitchen/Diner.

### **ENTRANCE PORCH** 1.9m x 1.7m

With external door to the front elevation, window to the side elevation, storage cupboard, vinyl cushioned flooring and door leading to the Hallway.

### **HALLWAY** 3.3m x 2m

With carpeted stairs rising to the first floor, vinyl cushioned flooring and doors leading to the Lounge and Bathroom.

### **LOUNGE** 4.2m x 4.1m

A bright & spacious room with 2 windows to the front elevation, multi-fuel stove set in an attractive surround and tiled hearth, radiator, laminate flooring and door leading to the Kitchen.

### **KITCHEN/DINER** 4.1m x 3.2m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, double electric oven & hob with extractor hood over, laminate wall sheeting, washing machine, freestanding fridge/freezer, dishwasher, space for dining furniture, tiled flooring, window to the rear elevation and external patio doors leading out to the extensive rear garden.

### **BATHROOM** 2.3m x 2m

With white suite comprising bath with electric shower over, wash basin, WC, heated towel rail, PVC clad ceiling, frosted window to the rear elevation and vinyl flooring.



## UPPER LANDING

With window to the front elevation with fine open mountain views, storage cupboard housing the hot water tank, fitted carpet and doors leading both Bedrooms and the Office Area.

## BEDROOM ONE 4.2m x 3m (max)

With window to the front elevation with unrestricted views towards the Grey Corries & beyond, built-in dressing table, radiator and fitted carpet.

## BEDROOM TWO 3.8m x 2.9m (max)

With window to the rear elevation, radiator and fitted carpet.

## OFFICE AREA 3.6m x 1.2m

With frosted window to the side elevation, laminate flooring, access hatch to Loft and door leading to the Shower Room

## SHOWER ROOM 2.4m x 1.2m

With white suite comprising walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail and laminate flooring.

## LOFT

With retractable ladder, power, lighting and fully floored (this area may offer further development potential, subject to the relevant planning consents).



## EXTERIOR

Sizeable south facing garden with stunning views of the surrounding countryside, a real suntrap, at any time of year. The enclosed front garden is laid mainly with grass offset with borders planted with a variety of shrubs, bushes & seasonal planting. The front garden also offers a raised decking area with space for garden furniture, the ideal place to sit and enjoy the superb views. The side and rear gardens are also laid mainly with grass, with a concrete path leading to the rear garden which houses a timber shed. There is a gate to the side fence that leads out onto a public footpath. Free parking is located nearby.

## ROY BRIDGE

Roy Bridge is a popular village just 13 miles from Fort William. The village has two hotels, with further facilities and amenities available at Spean Bridge just 3 miles away and a wider range available in Fort William. The nursery & primary schools are located in Spean Bridge and the secondary school in Fort William, all accessed by a school bus. Roy Bridge is on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London. There is also a public bus service operating to and from Fort William and also covering further afield areas such as Isle of Skye, Inverness and Glasgow.



# 1 Keppoch Terrace, Roy 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.

**Council Tax:** Band C

**Gross internal floor area (m<sup>2</sup>)** 89

**EPC Rating:** F36

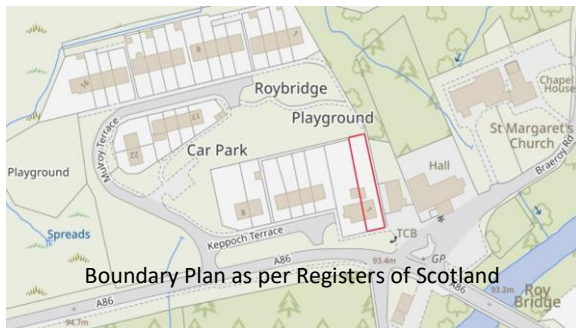
**Local Authority:** Highland Council

**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.



## 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. 4 miles, until reaching the village of Roy Bridge. Turn left immediately after the 30-mph sign into Mulroy Terrace turn immediately right into Keppoch Terrace, park in the residents parking area and walk a few yards to Number 1 which is the last property on the left and can easily be identified by the For Sale sign.

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](http://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.



# Fiuran

PROPERTY

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