



Achgarve

Upper Inverroy, Roy Bridge, PH31 4AQ

Guide Price £475,000

Fiuran
PROPERTY

[Fiuran.co.uk](https://fiuran.co.uk)

Achgarve

Upper Inverroy, Roy Bridge, PH31 4AQ

Achgarve is a stunning 4 Bedroom detached Villa, together with a detached self-contained Apartment which is currently run as very successful letting unit. Located in semi-rural & much sought after hamlet of Upper Inverroy and situated in a picturesque & elevated position with panoramic views towards the Grey Corries and Aonach Mor, Achgarve will make a superb modern family home with business potential.

Special attention is drawn to the following:-

Key Features

- Superb, detached Villa with 4 Bedrooms
- Immaculately presented & walk-in condition
- Wonderful, unrestricted mountain views
- Tranquil, semi-rural, cul-de-sac location
- Hallway, open plan Lounge, Kitchen, Diner
- Utility Room, WC, Master Bedroom En Suite
- Upper Landing open plan to Library/Office
- 3 further Bedrooms and family Bathroom
- Attractive wood burning stove in Lounge
- Air source central heating system
- Mature well-maintained enclosed garden
- Sizable timber workshop with power & lighting
- Detached self-contained Apartment
- Spacious gravelled driveway
- Ample parking for several vehicles
- Excellent EPC Rating – C72
- Only 20 minutes' commute to Fort William



Achgarve is a stunning 4 Bedroom detached Villa, together with a detached self-contained Apartment which is currently run as very successful letting unit. Located in semi-rural & much sought after hamlet of Upper Inverroy and situated in a picturesque & elevated position with panoramic views towards the Grey Corries and Aonach Mor, Achgarve will make a superb modern family home with business potential.

The lower accommodation comprises of the Hallway, modern open-plan Lounge, Kitchen & Diner, Utility Room, WC, Master Bedroom with walk-in wardrobe & En Suite Shower Room.

The first floor accommodation consists of the bright Upper Landing with Library/Office, 3 further double Bedrooms and the family Bathroom.

In addition to its impressive, picturesque location, Achgarve was built in 2017 to a very high standard and to maximize the breathtaking mountain views. The property benefits from powder coated aluminum double glazed windows & composite external doors and air source central heating with underfloor heating to the lower level.

Externally, there is a well-maintained enclosed garden with timber shed and detached Apartment. The driveway provides ample private parking for multiple vehicles.

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

APPROACH

Via the gravelled driveway leading to the rear of the property and entrance into the Hallway or into the Utility Room.

HALLWAY 3m x 2.6m

With external door & window panels to each side, double cupboard with sliding doors, engineered herringbone oak flooring, semi-open plan to the Lounge, Kitchen, Diner and doors leading to the WC, Utility Room and Bedroom One.

LOUNGE 11m x 6.9m (max) (inc. Diner & Kitchen)

Open plan to the Diner & Kitchen with full length window to the side elevation, attractive wood burning stove, engineered herringbone oak flooring and sliding patio doors leading out to the rear garden.

DINER

Open plan to the Lounge & Kitchen with wooden stairs with glass balustrade rising to the first floor, full height window to the side elevation, engineered herringbone oak flooring, sliding patio doors taking full advantage of the breathtaking mountain & countryside views & leading out on to the raised decking area and the front garden.

KITCHEN

Open plan to the Diner & Lounge and fitted with a range of base units with complementary solid oak work surfaces over, centre island with 2 bar stools, Belfast style sink, Range style electric oven & Lpg hob with extractor hood over, tiled splash backs, integrated dishwasher, freestanding fridge/freezer, engineered herringbone oak flooring and sliding patio doors leading out onto the raised decking area & the front garden and with superb mountain views.

UTILITY ROOM 3.9m x 2.9m (max)

With window to the side elevation and fitted with a range of base & wall mounted units with complementary solid oak work surfaces over, stainless steel sink & drainer, tiled splash backs, washing machine, tumble dryer, tiled flooring and external door leading out to the rear garden and driveway.



WC 1.9m x 1m

With white suite comprising wash basin & WC and tiled flooring.

BEDROOM ONE 4.8m x 3.4m (max)

With sliding patio doors to the front elevation & window to the side elevation capturing the magnificent mountain & countryside views, walk-in wardrobe (1.9m x 1.7m), fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 1.7m

With white suite comprising shower enclosure, WC & wash basin, heated towel rail, window to the rear elevation, tiled walls and tiled flooring.

UPPER LANDING 6.7m x 3.2m (max)

With glass balustrade overlooking the lower level, open to the Library/Office area with window to the rear elevation, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

BEDROOM TWO 3.8m x 3.2m

With 2 Velux windows to the front elevation, built-in cupboard, radiator and fitted carpet.

FAMILY BATHROOM 3.2m x 1.8m

With white suite comprising bath, shower enclosure, wash basin & WC, heated towel rail, Velux window to the rear elevation, tiled walls and tiled flooring.

BEDROOM THREE 4m x 2.8m

With dual aspect windows to both side elevations, double built-in wardrobe with sliding doors, radiator and fitted carpet.

BEDROOM FOUR 4.1m x 3.9m (max)

With dual aspect windows to the side & rear elevations, built-in wardrobe, radiator and fitted carpet.







GARDEN

The well-maintained garden surrounds the property and is fully enclosed with timber fencing and is laid mainly with grass. There is a raised decking area at the front of Achgarve with sliding doors leading out from the Diner, Kitchen and Master Bedroom, the perfect place in the garden to sit, relax and enjoy the amazing mountain views. The workshop and Annex are located to the side with private garden area. The rear garden and driveway are laid with gravel and provide ample parking for multiple vehicles.

WORKSHOP

The detached, timber Workshop sits to the side of the property with power, lighting and concrete flooring. There is also a log store attached to the workshop.

SELF CONTAINED APARTMENT

The Apartment currently holds a license to trade under the Scottish letting legislation. The accommodation offers an open-plan Lounge, Kitchen, Dining Area, double Bed and an enclosed Shower Room. With private garden and parking.

UPPER INVERROY

Upper Inverroy is west of Roy Bridge and is just 13 miles from Fort William. The area offers a café, 2 hotels, a village hall 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. 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.



Achgarve, Upper Inverroy



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
Private septic tank

Council Tax: Band F

EPC Rating: C72

Gross internal floor area (m²) 170

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 follow the A82 north for approx. 7 miles to Spean Bridge. Turn right onto A86 signposted for Newtonmore. Continue ahead for approx. 2.5 miles to Inverroy. At the sign post for Upper Inverroy turn left, continue up the hill. At the T junction turn left. Continue ahead Achgarve is on the left-hand side and can 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.

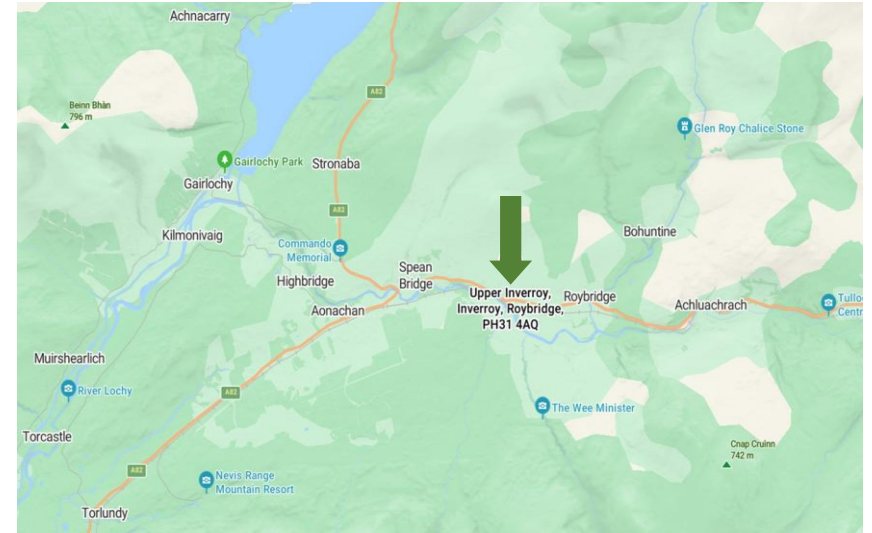
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

