

TIGH MO MHIANN, ROY BRIDGE



KEY FEATURES

Two bedroom charming detached traditional cottage

Set within generous, mature garden grounds

Spacious gravel driveway providing ample off-road parking

Peaceful rural setting with a high degree of privacy

Excellent potential to modernise

Short-term let licence

Conveniently located within easy reach of local amenities
and transport links

Tax Band : Non-domestic rates.

Double Glazing / Energy Performance Rating E-42

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £200,000

DESCRIPTION

Nestled within generous, mature garden grounds, this charming detached traditional cottage offers a wonderful opportunity to enjoy peaceful rural living. Full of character and original charm, the property boasts a welcoming conservatory entrance, bright accommodation and an abundance of outdoor space.

The extensive gardens are mainly laid to grass and bordered by mature trees and established hedging and a tranquil setting to relax and enjoy the outdoors. A spacious gravel driveway offers ample off-road parking for several vehicles.

The property is currently operating as a successful holiday let and already benefits from a Short-Term Let Licence, making it an excellent turnkey investment opportunity for those looking to continue holiday letting, while also offering the flexibility to become a superb permanent residence or second home.

LOCATION/AMENITIES

Situated in the picturesque Highland village of Roy Bridge, this property enjoys a peaceful rural setting surrounded by stunning Scottish countryside. Just 13 miles from Fort William, Roy Bridge is perfectly positioned for exploring some of Scotland's most iconic landscapes, including Ben Nevis, Glen Coe, Loch Lochy, and the Great Glen.

The village offers a selection of local amenities, including a café, traditional pub and restaurant, hotel and railway station on the scenic West Highland Line, providing convenient links to Fort William, Glasgow, and Mallaig.

Roy Bridge is a haven for outdoor enthusiasts, with exceptional opportunities for walking, cycling, mountain biking, fishing, and wildlife watching. Nearby attractions include the historic Commando Memorial, the fascinating Glen Roy National Nature Reserve with its famous "Parallel Roads," and a variety of adventure activities such as white-water rafting, canyoning, and quad biking.

Combining tranquil village living with excellent access to the Highlands' most popular destinations, Roy Bridge is an ideal location for those seeking relaxation, outdoor adventure, and breathtaking scenery.

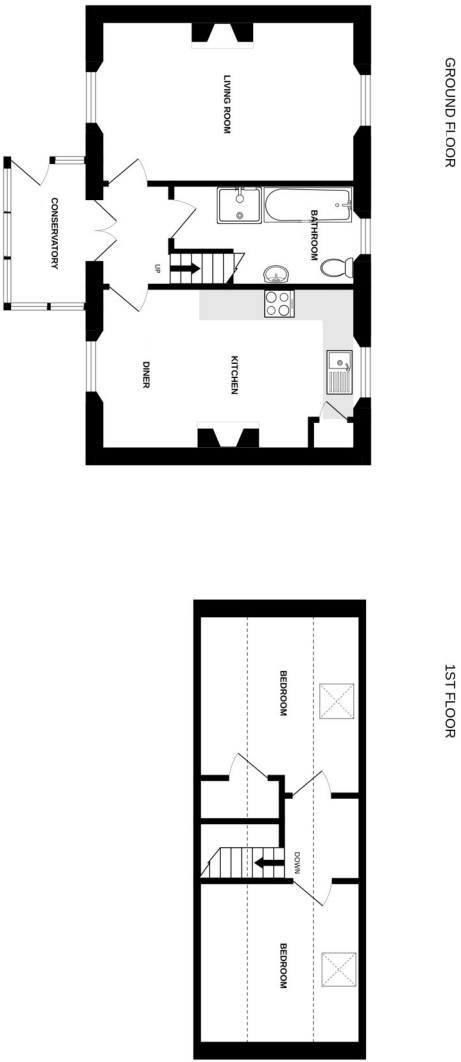
Floor Plan-

ACCOMMODATION COMPRISES: Conservatory, Hallway, Lounge, Kitchen-Diner, Bathroom.

First Floor– Two bedrooms.

DIRECTIONS - Tigh Mo Mhiann, Bunroy, Roy Bridge, PH31 4AG

From Fort William, follow the A82 northbound towards Inverness for approximately 9 miles, passing through Spean Bridge. At Spean Bridge, turn right onto the A86, signposted for Newtonmore and Roy Bridge, and continue for around 3 miles until you reach Roy Bridge village. Turn right at the sign for Roy Bridge Train Station, cross the bridge, and continue down the hill. The property is located on the right-hand side, set back from the road at the end of a long private driveway.



Conservatory: 2.93m x 1.92m

A bright and welcoming entrance conservatory. Flooded with natural light through large windows this versatile space offers an ideal spot to sit and enjoy views of the surrounding gardens. With tiled flooring and direct access into the main accommodation.



Hallway: 2.05m x 1.51m

Carpeted flooring with attractive wood-panelled wall, providing access to the lounge, kitchen and bathroom with a staircase leading to the two first-floor bedrooms.



Lounge: 5.33m x 3.34m

A spacious lounge featuring attractive wood-panelled walls, carpeted flooring, and a multi-fuel stove.



Kitchen-Diner 5.27m x 3.33m

A spacious kitchen/dining room fitted with a range of cream wall and base units complemented by contrasting green worktops. The kitchen features an integrated hob with extractor hood and built-in oven, along with a useful built-in shelved cupboard providing additional storage. Engineered hardwood flooring and a multi-fuel stove.



Bathroom: 4.02m x 2.03m

A spacious family bathroom fitted with a three-piece suite comprising a WC, wash hand basin and bath with tiled surround. A separate shower enclosure with integrated shelving, a heated towel rail, engineered hardwood flooring.

First Floor— carpeted step stairs access to two bedrooms.



Bedroom: 3.18m x 3.14m

A single bedroom featuring a Velux window and finished with carpeted flooring.

Bedroom: 3.58m x 2.87m

A spacious double bedroom featuring a Velux window and benefiting from a built-in wardrobe with shelving. The room is finished with carpeted flooring.



EXTERNAL

The property is set within generous, well-maintained garden grounds, offering a wonderful outdoor space to enjoy the peaceful surroundings. Predominantly laid to grass, the gardens are bordered by a variety of mature trees and established hedging, providing a high degree of privacy. A gravel seating area to the front of the property offers the perfect spot for outdoor dining and entertaining. The gardens complement the charm of the cottage beautifully and enhance its appeal as both a permanent residence and a holiday retreat.



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