



PETER MURPHY & Co
ESTATE AGENTS



Glenview 1 Glenspean Park, Roy Bridge, PH31 4AS **Offers Over £250,000**

This delightful detached bungalow will suit discerning buyers seeking a spacious home with extensive garden grounds in a highly desirable area. Property comprises; entrance vestibule which opens to the hallway, bright and welcoming lounge with picture window to front overlooking the mountains, well appointed and spacious kitchen/dining room and door to the useful utility room with door to rear. There are three double bedrooms. The large bathroom with wc, wash hand basin, bath and separate shower cubicle with electric shower complete the internal accommodation. Externally the property is surrounded by extensive lawned gardens. A sweeping driveway leads to the front entrance and detached garage to side. The property also benefits from oil fired central heating and double glazing.

ENTRANCE HALLWAY

The external door opens to the vestibule and through to the hallway and leading to all rooms. Storage cupboard.

LOUNGE

The bright and welcoming lounge has a large picture window to front offering mountain views and ensuring plenty natural light reaches this welcoming living space.



KITCHEN/DINING ROOM

The spacious kitchen has a good selection of wall and base units with ample space for formal dining. Door to utility room.



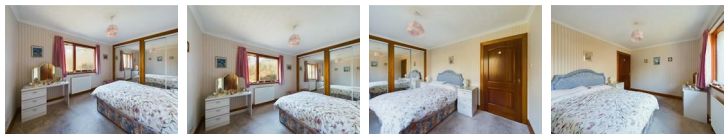
UTILITY ROOM

The utility room has a stainless steel sink and drainer above base unit and is plumbed for washing machine. Window to side and door to rear.



BEDROOM 1

The main bedroom has wall length mirrored wardrobes and window to rear.



BEDROOM 2

This double bedroom has a double wardrobe and window to front.



BEDROOM 3

This bedroom also has a double wardrobe and window to front.



BATHROOM

The spacious bathroom includes wc, wash hand basin, bath and shower cubicle with electric shower.



FRONT GARDEN

The front garden is laid to lawn with a sweeping tarmac driveway leading to the front entrance and detached garage to side.

REAR GARDEN

The rear garden is also laid to lawn.



FRONT ELEVATION



REAR ELEVATION



LOCATION

Located in a quiet position in the village of Roy Bridge, approximately 13 miles from Fort William and 3 miles from Spean Bridge. The area has outstanding natural beauty, with lovely countryside and river walks along the River Roy and Spean nearby. There is a local primary school in the village with secondary education at Lochaber High School in Fort William. Roy Bridge is a vibrant community, with two hotels, cafe and community hall. The area is also known for the historic geological feature 'Parallel Roads' dating back to the Ice Age. Notwithstanding its village status, Roy Bridge has the distinction of being on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London. Spean Bridge has a local SPAR shop, dispensing chemist and Woolen Mill, cafe and visitor centre.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band E

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



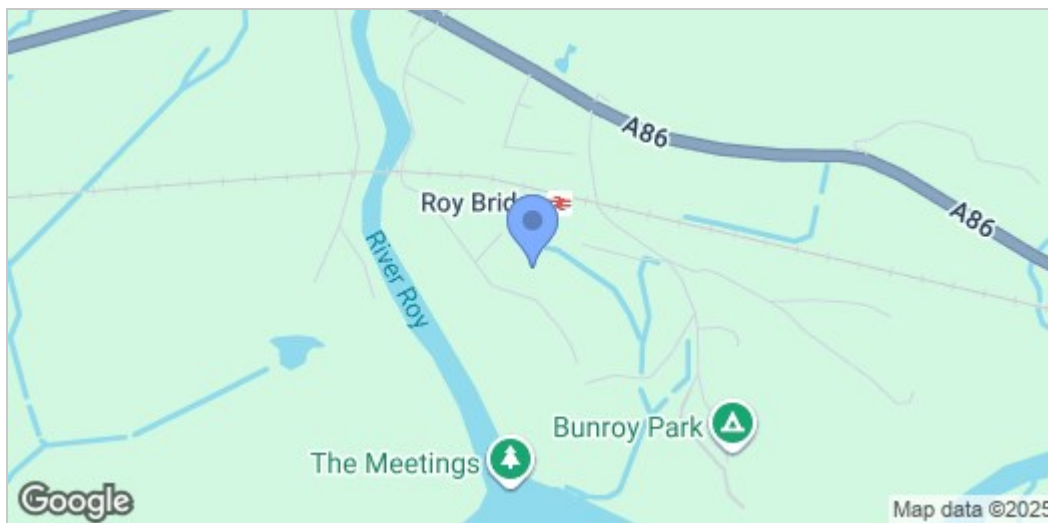
Approximate total area[®]
99.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.