



**TWIN PEAKS, FERSIT, ROY BRIDGE.
OFFERS OVER £275,000**

- ◇ A superb, detached, bungalow in walk-in condition.
- ◇ Immaculately presented with quality fixtures and fittings
- ◇ Enjoying fabulous views surrounded by woodland and mountain scenery
- ◇ 3 bedrooms (Master en-suite) each with fitted wardrobes
- ◇ Lounge with wood burning stove
- ◇ Large, fitted kitchen-diner with cosy seating area
- ◇ Double Glazing / Oil Fired Heating
- ◇ Energy Performance Rating D-63

LOCATION/AMENITIES:

Fersit is a small hamlet just outside the village of Roy Bridge in the Scottish Highlands and is located close to Tulloch railway station. The area sits amongst a mixture of woodland and beautiful mountains which climb to 3600ft. The area is very private with scenic walks and many miles of forest tracks to explore as well as Loch Treig, Dam a short walk from the property.

Roy Bridge and Spean Bridge are attractive well equipped villages. Spean Bridge has a well-stocked shop, an excellent primary school, woollen mill, hotels, bars, cafe and restaurants. The Spean Bridge train station's building has been converted into the Old Station Restaurant.

Fort William lies on the banks of Loch Linnhe and it is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". Fort William town is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way. There is a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station.

DIRECTIONS: Twin Peaks, Fersit, Roy Bridge, PH31 4AR

On leaving Fort William Town Centre travel along the A82 Fort William to Inverness Road to Spean Bridge. Pass through Spean Bridge, Upper Inverroy passing the sign for Roy Bridge until reaching the sign for Fersit. Take the single track road passing the Lochan on your right, continue until reaching a sign for Fersit Log Cottage, at the sign bear left, continue and cross over the bridge (train track), go through the gate and continue along the track a short drive. Twin Peaks is the large White fronted property on the right.

Situated in a tranquil hamlet surrounded by stunning west highland scenery. Originally built around 2000 this beautiful detached 3 bedroomed bungalow spans approximately 132sq m. The property has been well maintained and is beautifully presented with neutral décor throughout and forms a lovely, clean and contemporary family home that enjoys a fabulous setting with hillside and mountain views.

This lovely family home is deceptively spacious and benefit from double glazing, oil fired heating with the additional benefit of a wood burning stove in the lounge. There is quality fitted fixtures and fitting throughout and ample storage in the form of fitted, mirrored wardrobes to each of the bedrooms.

HALLWAY: 7.52m x 0.98m (24'07" x 3'02") / 3.24m x 1.56m (10'07" x 5'01")
A spacious "L" shaped hallway with useable space and laminate flooring.
Two storage cupboards and access to the loft.



KITCHEN—DINER: 6.45m x 4.08m (21'01" x 13'04")

Bright and spacious fitted kitchen-diner with a Rangemaster cooker, integrated dishwasher and a variety of wall, drawer and base units. Quality tile flooring and a cosy seating area.

LOUNGE: 5.40m x 5.37m (17'08" x 17'07") (widest points and longest points)

Bay window to the front providing fabulous views. Wood burning stove, central light fittings and wall lights. Quality laminate flooring.

UTILITY: 2.31m x 1.70m (7'06" x 5'06")

Sink with work top, plumbing, large storage cupboard and access to an undercover veranda.

MASTER BEDROOM: 3.99m x 3.68m (13'01" x 12'00") (longest x widest)

Front-facing with hillside views, mirror fronted wardrobes and quality fitted carpet.

EN-SUITE SHOWER : 2.07m x 1.55m (6'09" x 5'00")

Modern and spacious, with WC, wash hand basin with vanity unit below, large walk-in shower cubicle with wet wall finish, extractor, modern spotlights and vinyl flooring.

BEDROOM 2: 3.00m x 2.97m (9'10" x 9'08")

Rear facing, with mirror fronted wardrobes and laminate flooring.

BEDROOM 3: 3.00m x 2.90m (9'10" x 9'06")

Rear facing, with mirror fronted wardrobes and carpet flooring.

FAMILY BATHROOM: 2.10m x 2.08m (6'10" x 6'09")

Comprises: WC, bath with shower over, wash hand basin, extractor, spotlights and tile flooring.



EXTERNALLY:

There is an open aspect to the front of the property and a long sweeping driveway to either side that provides access to significant parking. Views from the front door are simply stunning and old style street lights illuminate it. The front garden is partly grassed with a patio area, an ideal spot to sit and enjoy the beautiful mountain views. There is a shed with power and lighting to one side and a veranda with a drying area and outside tap to the rear.

The property sits in an area surrounded by stunning mountain and hillside views. By separate negotiation there is the potential to purchase the house and approximately 1 acre of farmland which, subject to any necessary change of permission could provide for glamping, equestrian or other such outdoor pursuits. The additional farmland is only available to any prospective buyer of the main house and will only be discussed after a successful viewing of the house has taken place.



Nearby Lochan



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A HOME REPORT AND FLOOR PLAN ARE AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS: TO THE SELLING AGENT

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

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