



PETER MURPHY & Co
ESTATE AGENTS



2 Glenspean Park, Roy Bridge, PH31 4AS

Offers Over £270,000

This lovely detached bungalow offers spacious accommodation in the highly desirable location of Glenspean park. With extensive garden grounds to front and rear this property will suits all types of buyers. Property comprises; entrance vestibule which opens to the hallway. The bright and welcoming lounge opens to the dining room. There are three double bedrooms. The bathroom, shower room, kitchen/dining room and utility room completes the internal accommodation. Externally the property is surrounded by extensive lawned gardens with mature trees to the rear. A gravel driveway leads to the front entrance and detached garage to side. The property also benefits from oil fired central heating and double glazing.

ENTRANCE VESTIBULE

External door opens to the entrance vestibule. Glazed door to hallway.

HALLWAY

The hallway provides access to all rooms. Three storage cupboards.

LOUNGE

The bright and welcoming lounge has an open fire as it's focal point. Large picture window to front with mountain views and ensuring plenty natural light reaches this comfortable living space. Open plan to dining room.



DINING ROOM

Accessed from the lounge the formal dining room has a window overlooking the rear garden.



KITCHEN

The kitchen has a good selection of wall and base units with space for informal dining. Two windows to front. Door to utility room and side porch.



UTILITY ROOM

Accessed from the kitchen this useful utility room has a window to side. Plumbed for washing machine. Attic hatch.

BEDROOM 1

This double bedroom has a fitted double wardrobe and window to rear.



BEDROOM 2

This double bedroom has a fitted double wardrobe and window to rear.



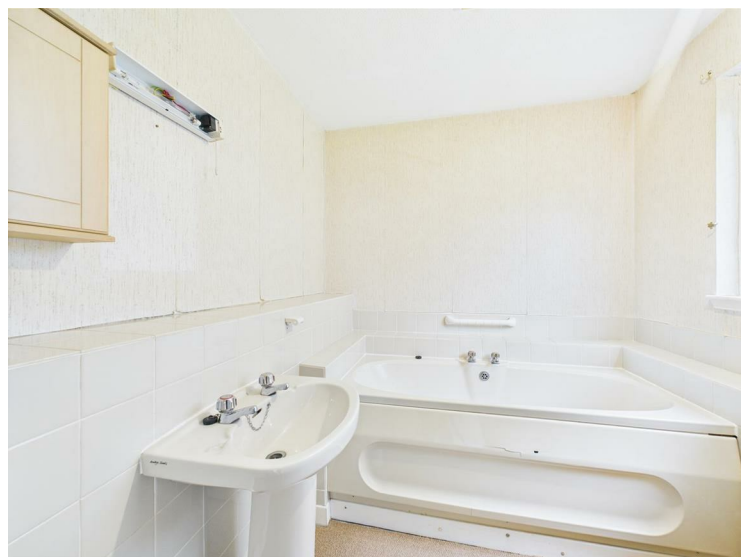
BEDROOM 3

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



BATHROOM

The family bathroom includes wc, wash hand basin and bath. Opaque window to rear.



SHOWER ROOM

The shower room includes wc, wash hand basin, heated towel rail and shower enclosure with electric shower. Opaque window to side.



FRONT GARDEN

The front garden is laid to lawn with a selection of shrubs and mature trees. Stunning mountain views.



REAR GARDEN

The rear garden has a gravel drying area and a large area of lawn with some mature trees.



GARAGE

The detached garage has an up and over front door and door to side. Power and light.

REAR ELEVATION



FRONT ELEVATION



VIEW



LOCATION

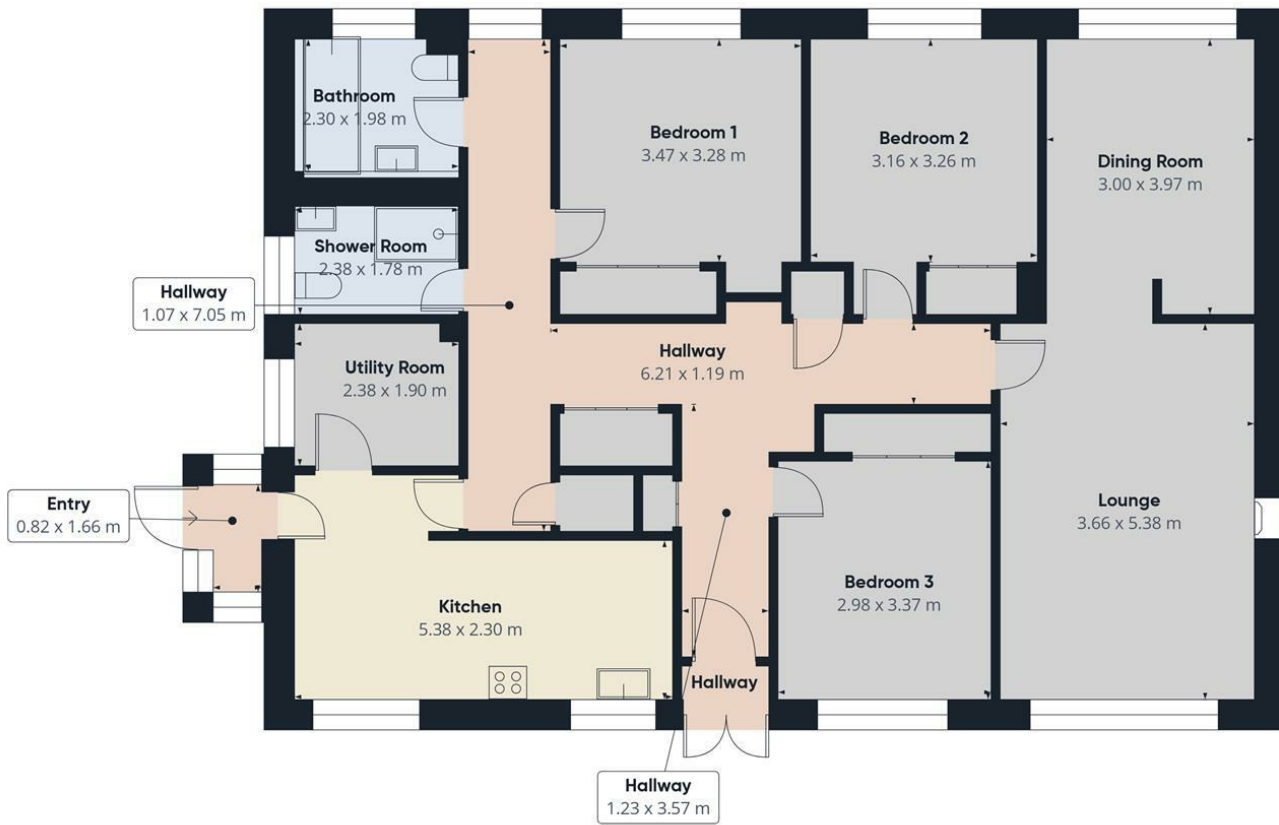
Located in a quiet position in the village of Roy Bridge, approximately 13 miles from Fort William and 3 miles from Spean Bridge. The area has outstanding natural beauty, with lovely countryside and river walks along the River Roy and Spean nearby. There is a local primary school in the village with 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 or 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.

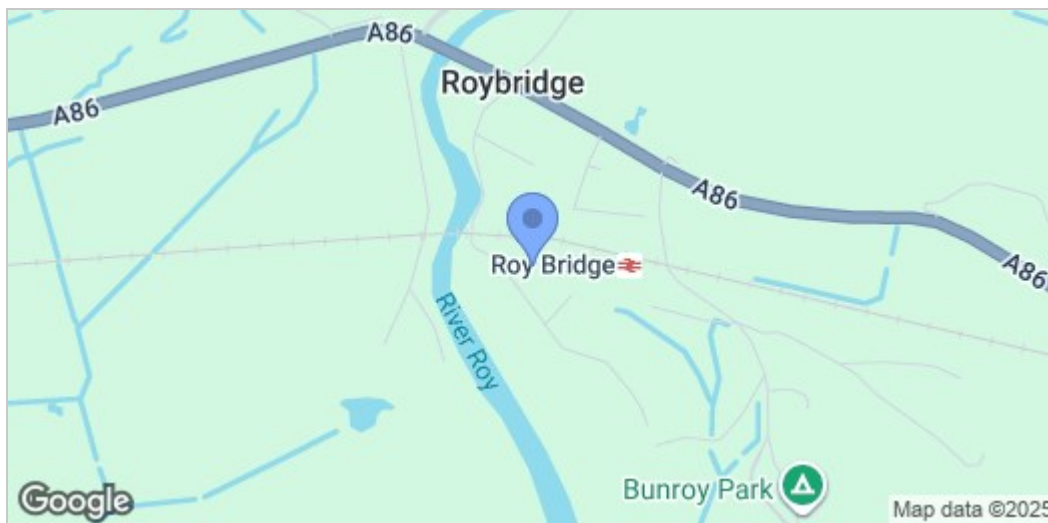


Approximate total area⁽¹⁾
122.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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.