

SPRINGBURN COTTAGE 2

STRONABA, SPEAN BRIDGE



PRICE GUIDE OF £175,000

KEY FEATURES:

Surrounded by stunning croftland and mountain scenery
Two bedroom, optional 3rd bedroom or dining room
Bathroom (ground floor) Shower room (first floor)
Double Glazing / Electric heating
Off street parking
Energy Performance Rating for the cottage D 65

DESCRIPTION:

Situated along one of Scotland's busiest tourist routes awaits an extremely rare and exciting opportunity to acquire a versatile home, a lucrative business with income generating opportunity in the form of Springburn Cottage 1.

The cottage was built around 1998 and spans approximately 101sq mtr, boasting a superb position with fabulous views over croftland and to Ben Nevis, Nevis Range and the Grey Corries.

This lovely cottage at Springburn is beautifully presented and tastefully decorated with neutral colours. The layout provides versatility with the option to use as a 2 bedroom and a dining room or simply as a 3 bedoomed. There is built in storage to each of the current bedrooms. The cottage benefits from a ground floor bathroom and a first-floor shower room and 2 utility areas. There are French style doors which provide spectacular views from the lounge and open onto a generous front terrace as well as sliding patio doors which lead off the dining room/3rd bedroom, the ideal spot for eating and relaxing al fresco, or enjoying the magnificent views. The cottage makes for an idyllic lifestyle or a perfect holiday escape to share with family or friends.

LOCATION/AMENITIES:

Spean Bridge is an attractive and well-equipped village in the Scottish Highlands. Also, home to a railway station on the West Highland Line to Fort William. Spean Bridge has a well-stocked shop, primary school, woollen mill, hotels, bars, cafe and restaurants and has road links to Inverness and Fort William by a regular bus service.

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

DIRECTIONS: SPRINGBURN, STRONABA, SPEAN BRIDGE, PH34 4DX

SOUTH: From Glasgow/Fort William head north on the A82 Inverness Road, passing through Spean Bridge and the Commando War Memorial, continue for approx ½ mile and Springburn is set back from the road on the right.

NORTH: From Edinburgh head north on the A9 joining the A889 for Dalwhinnie and the A86 for Spean Bridge. At the A82 junction bear right on the A82 Inverness Road passing Commando War Memorial, continue for approx ¼ mile and Springburn is on the right



GROUND FLOOR:

LOUNGE: 5.81m x 3.98m (19' x 13')

French doors lead onto a veranda. Carpet flooring.



FITTED KITCHEN: 3.97m x 2.17m (13" x 7'01")

With a variety of wall, drawer and base units.

Rear facing enjoying hillside and croftland views.

DINING or 3rd BEDROOM: 4.80m x 2.88m (15'09" x 9'05")

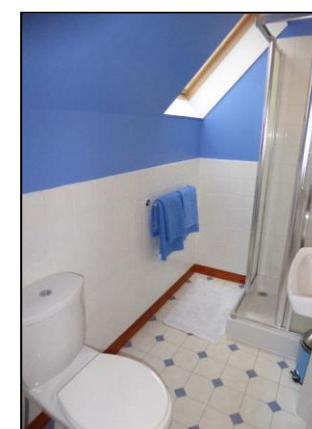
Lends itself well to a ground floor bedroom although the room is currently set up as a 2nd sitting room.

BATHROOM: 2.16m x 1.70m (7'01" x 5'07")

Bath, wash hand basin and W.C

UTILITY ROOM, area 1: 2.21.m x 1.46m (7'03" x 4'09")

UTILITY ROOM, area 2: 2.21.m x 1.46m (7'03" x 4'09")



FIRST FLOOR:

SHOWER ROOM: 2.37m x 1.39m (7'09" x 4'07")

Shower cubicle with W.C, wash hand basin.



BEDROOM TWIN: 5.44m x 3.15m (17'10" x 10'04")

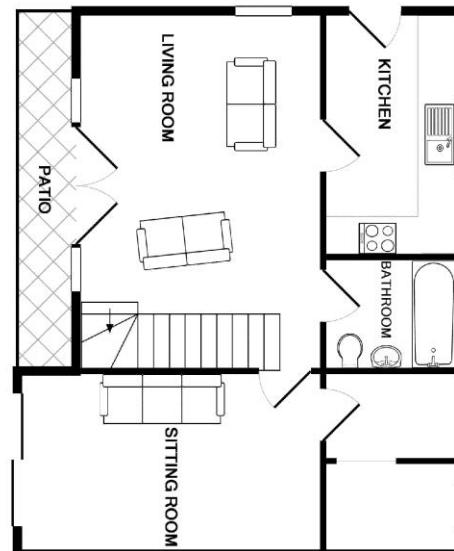
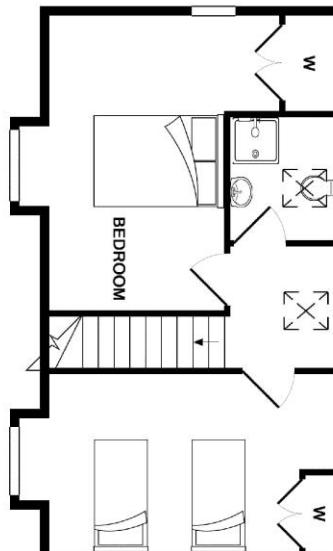
Bright and spacious room enjoying fabulous views. Built in cupboard. Carpet flooring

BEDROOM DOUBLE: 4.75m x 3.94m (15'07" x 12'11")

Another bright and spacious room enjoying fabulous views. Built in cupboard. Carpet flooring

EXTERNALLY:

The property sits in a crofting community surrounded by stunning views. To the front there are steps which lead to a generous terrace, seating area and grassed frontage an ideal spot for eating and relaxing to simply enjoy the glorious views.



GENERAL INFORMATION:

Services:

Cottage 1 & 2 share a private water supply, private septic tank and electricity supply are connected to each of the property.

Water and sewage charges are not applicable.



McIntyre and Company

Solicitors and Estate Agents

38 High Street, Fort William, PH33 6AT

Tel: 01397 703231 - Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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 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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