



**5, WEST TIRINDRISH, SPEAN BRIDGE**

**PRICE GUIDE £320,000**

- ◇ Substantial, detached, family home in quiet cul-de-sac location
- ◇ Enjoying fabulous views to the Grey Corries
- ◇ Surrounded by woodland and mountain scenery
- ◇ 5 double bedrooms (3 ground floor) (2 en-suite)
- ◇ Bathroom (ground floor) Family bathroom (1st floor)
- ◇ Beautifully maintained and in good decorative order through-out
- ◇ Large fitted kitchen-diner
- ◇ Sliding doors leading onto decking area
- ◇ Spacious utility
- ◇ Double Glazing / Oil Fired Heating
- ◇ Carport and significant parking / Several outbuildings
- ◇ Energy Performance Rating D 68



#### LOCATION/AMENITIES:

Situated approximately 12 miles from Fort William is Spean Bridge, an attractive and well equipped village, with a well-stocked shop, an excellent primary school, woollen mill, hotels, bars, cafe and restaurants. Also home to a railway station, on the line to Fort William with its building being converted into the Old Station Restaurant. There are good rail and road links to Fort William.

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: 5, WEST TRINDRISH, SPEAN BRIDGE, PH34 4EU

On leaving Fort William Town Centre travel along the A82 Fort William to Inverness Road to Spean Bridge. After passing the 30pmh sign on entering Spean Bridge turn right onto the A86, passing the Russell’s Restaurant on your right, continue until reaching the primary school, which is the left turn for West Tirindrish. No 5 is the end property with the long sweeping drive situated at the very top of the road.

Situated in an elevated and a tranquil setting within a quiet cul-de-sac location in popular residential area of Spean Bridge. Set in approximately 3/4 an acre of low maintenance well-kept grounds surrounded by an abundance of woodland and mountain scenery.

Originally built around 2003 and extended around 2012 this beautiful, 5 bedroomed, detached family home spans approximately 186square metres. 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 fabulous views to the Grey Corries.

The property is deceptively spacious and each of the generously proportioned bedrooms benefit from ample storage in the form of fitted wardrobes. The layout has been designed to take full advantage of both light and views and there is a wonderful open aspect to the front. This lovely home also benefits from double glazing, oil fired heating with radiators to each of the rooms and the additional benefit of an open fire in the living room. There is a carport and significant parking to the side of the property.

**ENTRANCE PORCH: 1.93m x 1.41m (6.04' x 4'07")**

**INNER HALLWAY: 8.05m x 2.69m (26' 04 x 8'10")**

Lovely slate tile entrance leading into "L"-shaped carpeted hallway.

**KITCHEN—DINER: 5.69m x 3.31m (18'08" x 10'10")**

Bright and spacious fitted kitchen-diner with integrated oven, hob and extractor, a variety of wall, drawer and base units to include a larder style cupboard, glass fronted display cabinets and breakfast bar. Sliding doors open onto a decking area, a lovely spot to take advantage of the beautiful mountain views. Quality laminate flooring and spotlights.

**UTILITY: 2.69m x 2.00m (8'10" x 6'06')** (longest and widest points)

A spacious utility with work tops and plumbing. Large double door storage cupboards, Coordinated kitchen flooring.

**LOUNGE: 4.58m x 4.37m (15'00" x 14'04")** (widest points)

Window to the front providing fabulous views. Open fire with marble effect mantle, hearth and surround. Carpet flooring.

**BEDROOM 1: 4.90m x 3.07m (16'01" x 10'01")** (longest and widest points)

Rear facing with hillside views, wall lights and quality fitted carpet.

**EN-SUITE: 1.87m x 1.74m (6'01" x 5'08")**

WC, wash hand basin with vanity unit below, shower cubicle with wet wall finish, extractor and vinyl flooring.

**BEDROOM 2: 3.07m x 2.67m (8'09" x 10'01")** (longest and widest points)

Rear facing, currently set up as study. Carpet flooring.

**BEDROOM 3: 3.70m x 3.08m(12'01" x 10'01")**

Rear facing with hillside views, wall lights and quality fitted carpet.

**ENSUITE: 2.45m x 1.17m (8'00" x 3'10")**

WC, wash hand basin with vanity unit below, shower cubicle with wet wall finish, extractor and vinyl flooring.

**BATHROOM: 3.07m x 1.93m (10'01" x 6'04")** (longest and widest points)

Comprises: WC, bath, wash hand basin with vanity unit below, extractor and vinyl flooring.





## FIRST FLOOR

**STAIRS/LANDING: 2.93m x 2.91m (9'07" x 9'06")**  
(longest and widest points)

Bright and spacious landing with plenty of useable space. The current owners have utilised for space for office use.. Two Velux style windows and Two large storage cupboards. Quality fitted carpet.

**BEDROOM 4: 4.68m x 3.94m (15'04" x 12'11")**

Large, front facing double bedroom, with views of the Grey Corries. Quality fitted carpet. Bedroom 4 & 5 are mirror image.

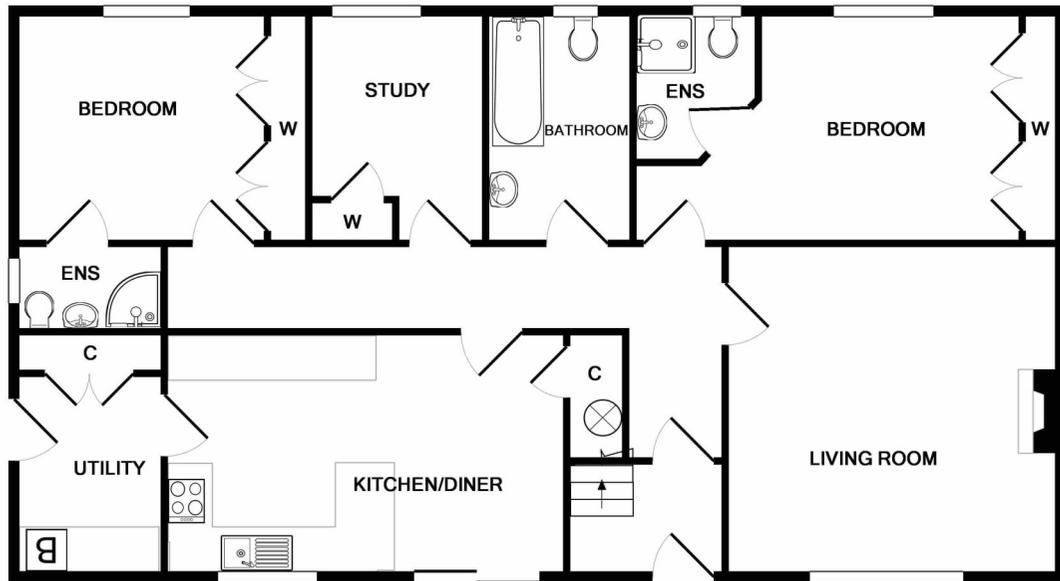
**BEDROOM 5: 4.68m x 3.94m 15'04" x 12'11")**

Mirror image of bedroom 4 but currently set up as an arts and craft room.

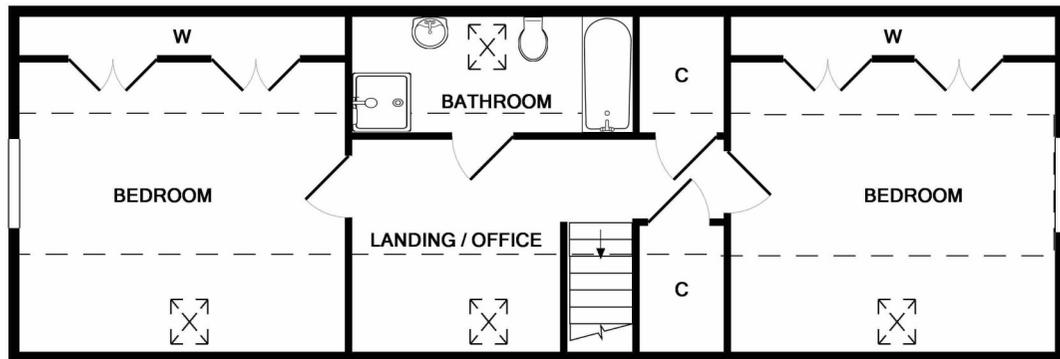
**FAMILY BATHROOM: 4.06m x 1.64m (13'04" x 5'04")**  
(longest x widest points)

Bath, Shower cubicle with wet wall finish, W.C, wash hand basin, heated towel rail, spotlight, extractor fan and vinyl flooring,





GROUND FLOOR



1ST FLOOR

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.



Parking and carport area to the side



Land adjacent to drive forms part of the title

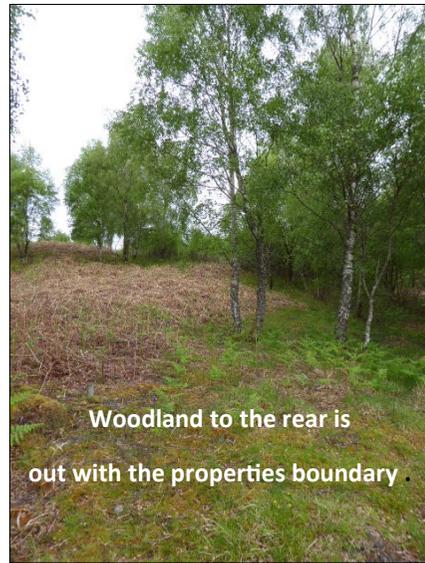
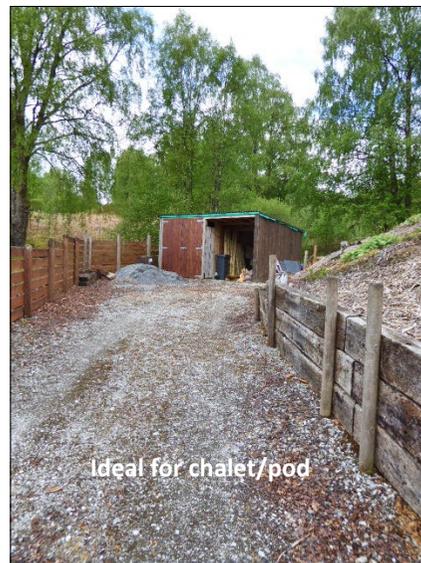
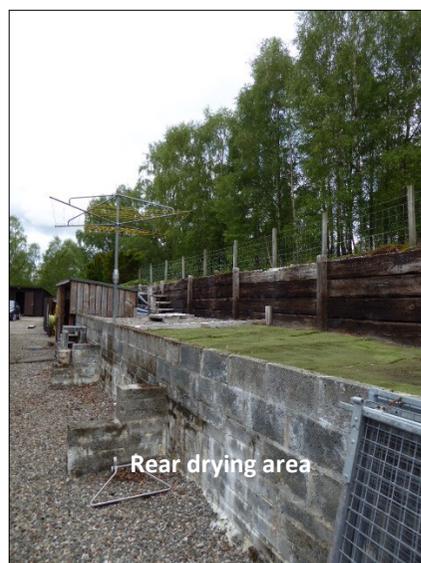
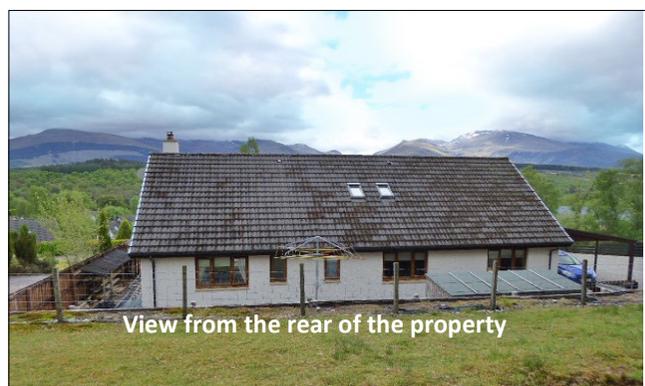
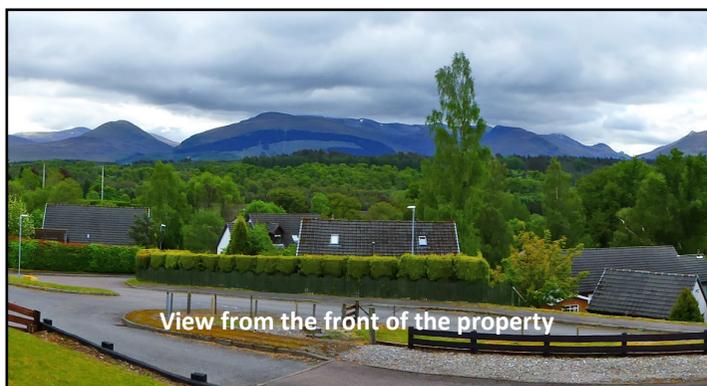
## EXTERNALLY:

There is an open aspect to the property and a long sweeping driveway that provides access to a large carport and significant parking. There are a number of outbuildings to include a double shed with power and lighting and a wood and bin store, outside lighting, outside tap and drying area.

The front garden is predominantly grassed with a decking area, an ideal spot to sit and enjoy the beautiful mountain views.

Outwith the main drive, but within the properties title is a sloping grassed area and a drive which provides access to a further shed. With the appropriate planning permission it may be possible to site a chalet or glamping hut. There is stepped access down to this area from the rear of the main driveway.

To the rear is lovely private woodland that does not form part of the title deed.



McIntyre & Company,  
38 High Street, Fort William,  
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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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