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9 NURSERY PARK, SPEAN BRIDGE



**Four bedroomed modern detached dwellinghouse
in the popular residential village of Spean Bridge**

- Lounge
- Dining Area
- Kitchen with Utility Room
- Four Bedrooms (one en-suite)
- Separate Toilet
- Garden to front
- South-facing rear Garden
- Garage with electric door
- Oil central heating
- Double glazing



OFFERS OVER £275,000

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9 Nursery Park is a modern two storey house in a development of similar style properties built by renowned local builder, R E Campbell (Joinery) Limited. The property has the benefit of NHBC cover.

The property is in a cul-de-sac therewith no through traffic. From the front of the property there are views of the surrounding countryside, and from the back of the property there are views to the mountains at Nevis Range.

9 Nursery Park has accommodation comprising entrance hallway, lounge, dining area, modern fitted kitchen with utility area, downstairs toilet, four bedrooms (one with ensuite shower room), and bathroom. There is also a good-sized single garage and external store. The property benefits from oil fired central heating with thermostatic radiator controls. There is double glazing throughout. There is also extensive use of wood finishings throughout the property. All fitted carpets, fitted floorcoverings and light fittings (with the exception of the light fitting in the dining room) are included.

The village of Spean Bridge is a popular West Highland village approximately ten miles from the main district town of Fort William. Spean Bridge has a general store, post office, hotels and a new primary school. Spean Bridge is located in the Great Glen on the A82 road which connects Glasgow, Fort William and Inverness. There is a bus service to and from Fort William. Spean Bridge also has a railway station on the famous West Highland Railway.

The main district town of Fort William has further shopping and leisure facilities.

The area is renowned not just for its outstanding scenery but also its attractive environment. There are a variety of outdoor pursuits available within the Lochaber district including fishing, hill-walking, skiing, snowboarding, yachting, mountain-biking, canoeing etc.

LOCATION – 9 Nursery Park, Spean Bridge, PH34 4EW

Travelling from Fort William drive along the A82 Fort William to Inverness road. Spean Bridge is approximately ten miles from Fort William. Drive into Spean Bridge passing the Little Chef and Spean Bridge Hotel which are both located on the right hand side. The main road then bends to the left. Shortly after the

bend is the entrance (on the right hand side) to Nursery Park. On entering Nursery Park number 9 is the second last house on the right.



ACCOMMODATION

There is a covered front entrance with wood-lined ceiling with recessed downlights above the steps. The front door with wood-finish and double glazed panels opens into the vestibule. In the vestibule there is a fitted cupboard with shelf and clothes rail. A further door opens into the hallway.

In the hallway there is a smoke alarm. Doorbell chime. The stairs lead to the upper floor accommodation.

On the left of the hallway, the internal door with glass panels opens into the lounge.

LOUNGE 5.9m x 3.9m (16'4" x 12'11")



There is a large window providing views to the front garden. The focal point of the room is the Hwam wood burning stove. French doors with

wood surround and glass panels open into the dining area. Telephone point.



DINING AREA 3.1m x 2.8m (10'3" x 9'2")

The dining area is ideally located between the kitchen and the lounge. There is a partial dividing wall between the kitchen and dining area. There is a double glazed patio door with steps to the back garden. The Karndean floorcovering is continued throughout the dining area, kitchen and hallway.



KITCHEN 4.3m x 3.0m (14'2" x 10'0")



Located beside the dining area the kitchen has a window overlooking the back garden. There

are modern fitted wall and floor mounted "oak"-finish units. There is a stainless steel sink with mixer tap and drainer. Wall tiling above the worksurfaces. Included in the sale are the integral Teka four-ring halogen hob, fan assisted double oven with grill, timer and clock and the cookerhood. Also included are the integral fridge, freezer and dishwasher. There are seven ceiling downlights.



Just off the kitchen is the **UTILITY AREA** which measures **1.8m x 1.7m (5'10" x 5'7")**. There is a window to the side elevation. Fitted units and worksurface. Space and plumbing for a washing machine and a tumble dryer. There is wall tiling above the worksurface. Stainless steel sink with drainer. Extractor fan.

An internal door opens into the rear vestibule. From the rear vestibule there is an external door to the back garden. To the right of the rear vestibule is the downstairs toilet.

DOWNSTAIRS TOILET

1.7m x 1.1m (5'9" x 3'8")

Wc and wash hand basin with splashback.

BEDROOM 1 (Downstairs Bedroom)

2.9m x 3.0m (9'8" x 9'10")

This bedroom is at the front, overlooking the garden. The purchaser may wish to continue using this room as a bedroom or alternatively may use it as a study or additional sitting room. Fitted cupboard with clothes rail and shelf. There is a further cupboard with shelves and light, which extends under the staircase. Telephone point.

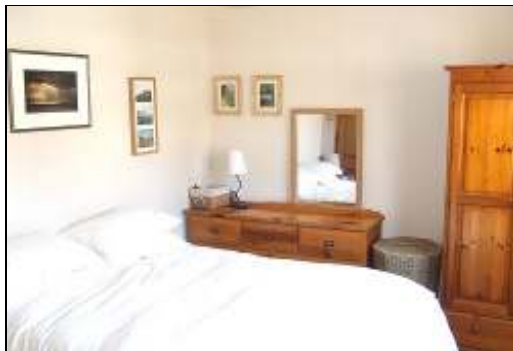
The staircase leads to the upper landing. The window, which is to the side elevation, gives

good views. There is a wood-finished banister and handrail. Fitted cupboard with shelving and hot water tank.



Smoke alarm. Attic access. The attic is partially floored and has light and power supply.

BEDROOM 2 3.0m x 4.3m (9'11" x 14'1")



This is the first room on the left. There is a window to the front of the house. Fitted double wardrobe with shelf and clothes rail.

BEDROOM 3 4.1m x 4.6m (13'5" x 15'3")



This is the master bedroom. This is a large spacious room with fitted double wardrobe with clothes rail and shelf. Telephone point. To the

right in the master bedroom is the en-suite shower room.

EN-SUITE 3.0m x 1.8m (10'0" x 5'10")



There is a large corner shower unit with Myra Excel shower and wet-wall finish. Corner shower unit with sliding door. Wash hand basin with mixer tap and splashback. Wc. Shaver point. Wall mounted coat hook. Radiator/heated towel rail. Extractor fan. Lighting is provided by four downlights.

BEDROOM 4 3.2m x 3.0m (10'7" x 9'10")



Views over the back garden. Fitted double wardrobe with clothes rail and shelf.

BATHROOM 2.1m x 1.9m (6'11" x 6'4")

Fitted bath with shower screen. Above the bath is a Myra Excel shower with wall tiling. Wash hand basin with mixer tap and wc.

Extractor fan. Radiator/heated towel rail.
Three downlights.



EXTRAS – All fitted carpets, fitted floor-coverings and light fittings, (with the exception of the light fitting in the dining room), are included. Also included are the integral Teka four-ring halogen hob, fan assisted double oven with grill, timer and clock, the cooker-hood, the integral fridge, integral freezer and the dishwasher.

EXTERNALLY



SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £275,000 are sought.

There is a block paved driveway with turning area. There is garden ground to the front of the house and a south-facing rear garden. The back garden has gravelled pathways and various shrubs and plants. There is also an outside water tap.



There is a large single garage with electrical operated door. The garage has a strip light and power point. Attached to the garage is an outside store containing the heating boiler. The store has shelves, light and power point.

Further Particulars from and Enquiries and Offers to the Selling Agents:-

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These Particulars, while believed to be correct, 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.