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Solicitors & Estate Agents



LORIEN, 33 ALTOUR ROAD, SPEAN BRIDGE



Four bedroomed detached bungalow in excellent order throughout, in secluded yet central location within the village of Spean Bridge

- Spacious Lounge with picture window
- Sun Porch and Cloakroom
- Dining Room
- Modern fitted Kitchen
- Utility Room
- Four double Bedrooms
- Bathroom
- Established gardens
- Off-street parking for two cars
- Oil C.H. and Double Glazing



OFFERS OVER £218,000

38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

At the bottom of Altour Road, in a quiet cul-de-sac, with no directly overlooking neighbours, Lorien forms a well proportioned detached family bungalow. Well maintained by the current proprietors who have also installed new double glazing units throughout, new oil central heating and new interior doors, this is an ideal opportunity to acquire a desirable home in the popular village of Spean Bridge, only ten miles north of Fort William.

Spean Bridge's local amenities (Post Office, well stocked village shop, primary school, hotels, licensed restaurants etc) are all within a few minutes walk. Fort William and all its amenities (more shops, schools, medical centre, hospital etc) are only ten miles to the south on the A82 trunk road. "The Outdoor Capital of the UK" is an ideal location for those with a love of the outdoors be that sedate or extreme.

Enter the property by the sun porch into a central hallway providing access to all rooms. To the right are bathroom, cloakroom, kitchen, lounge and dining room and to the left are four bedrooms. All rooms apart from the cloakroom and hallway have individually controlled thermostatically controlled radiators. The hallway radiator has one linked to the central thermostat. There is also approximately twelve inches of insulation in the loft.

New external fencing was erected by the present owners in 2009. Also installed in 2009 was an external gate and new 3.6meter square patio.

LOCATION – Lorien, 33 Altour Road, Spean Bridge, PH34 4EZ

On leaving Fort William Town Centre travel north on the A82 trunk road to Spean Bridge. On entering Spean Bridge turn right onto the A86, then taking the second turning on the right into Altour Gardens. Follow this road as it turns right and then sweeps left and Lorien is the first property on the left hand side after the second left turning.



ACCOMMODATION

SUN PORCH 4.0m x 2.2m (13'0" x 7'3")

With ribbed glass front door and side screen. White tiled flooring. Cedar lined walls and ceiling.



MAIN HALLWAY 3.1m x 2.9m (10'3" x 9'6")

Entry through glazed mahogany door. Cedar lined ceiling space leading to electrically operated skylight to improve ventilation and light. Spacious hallway with corridors to left and right. Electric operated cupulo light. Built in cloak cupboard with shelving. Built in airing cupboard with hot water tank.

LOUNGE **6.0m x 4.2m (19'6" x 13'9")**



Spacious room with Aga. Little Wenlock Classic multi fuel stove. Chimney with flue. Slate hearth was installed in 2009 as was the antique pine surround. Picture window to front garden. Feature light. TV point. Phone point. Two central heating radiators. Glazed hardwood doors to dining room and hallway.



DINING ROOM **2.6m x 2.2m (8'6" x 7'3")**



Dining Room continued

With built-in cupboard with louvre door. Window to rear garden. Central heating radiator. Glazed hardwood doors to kitchen and lounge.



KITCHEN **3.4m x 2.9m (11'3" x 9'6")**

Modern fitted kitchen with floor and wall units. Gas hob and electric oven. Built in extractor hood. Stainless steel one and a half sink unit. Refrigerator. Window to rear. Door to utility room.



UTILITY ROOM **2.1m x 2.0m (6'9" x 6'6")**

With back door with side screen. Floor and wall units which match units in kitchen. Freezer. Plumbing for automatic washing machine and dishwasher. Hatch to loft.

CLOAKROOM **2.1m x 1.0m (6'9" x 3'0")**

Off hallway and with white suite of wc and wash hand basin. Tiled splashback. Automatic extractor. Heated towel rail.

BATHROOM **2.9m x 2.2m (9'6" x 7'3")**

With white suite of bath, wc, wash hand basin and tiled shower recess with Mira Sport shower. Half tiled walls at bath. Heated towel rail. Automatic extractor. Frosted glass. The existing floor finish was installed by the present owners in 2009.



BEDROOM 1 2.9m x 2.4m (9'6" x 7'9")
With window overlooking the back garden. The fitted wardrobes were installed by the present owners in 2009. Wall light.



BEDROOM 2 3.0m x 2.8m (9'9" x 9'3")
With window to rear. Built in wardrobe with sliding doors. Fitted corner shelving.



BEDROOM 3 4.9m x 3.0m (16'0" x 9'9")

Slightly L-shaped and with window to front. Built in double wardrobe with cupboards above and louvred folding doors. Wall shelving.



BEDROOM 4 3.9m x 2.8m (12'0" x 9'3")
With entrance way in addition. Window to front. The wardrobe was installed by the present owners in 2009. Wall shelving.



EXTERNALLY



To the front is a double parking bay with crazy paved pathway to the entrance sun porch. To either side of the pathway is a lawn offset with mature flower and shrub borders etc. There are six whisky casks containing herbs, strawberry plants and bedding plants. A gravelled pathway leads round the house and at the rear is a drying area, lawn and patio. A gate to the rear gives additional access. The oil fired central heating unit is attached to the side wall of the property and there is a 1200 litre oil tank located nearby. Garden shed.



EXTRAS – The Carpets, floorcoverings, curtains, blinds, fridge, freezer and dishwasher are all included in the sale price. The washing machine can be purchased by way of separate negotiation with the Sellers.

SERVICES – Mains water, electricity and drainage services. Bottled gas.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £218,000 are sought.

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.