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Rigsden, Achnabobane, by Spean Bridge, Inverness-shire



Executive bungalow in beautiful rural setting with fine views in a southerly direction towards Aonach Mor, Ben Nevis and the surrounding hills.

Accommodation comprises:

- Entrance Hall, spacious Lounge, open plan to Dining Room and thereafter leading into Kitchen, Utility Room, Three Bedrooms (master Bedroom with en-suite Shower Room) and Bathroom
- Fully double glazed
- Oil-fired C.H.
- Carpets, curtains, blinds, Kitchen cooking range, integrated dishwasher and many other extras
- Consent for Conservatory extension and consent for Garage

PRICE: Offers over £245,000

For Full Property Details Visit Our Website: www.solicitors-scotland.com

Rigsden comprises a beautifully appointed Bungalow constructed in early 2005 and finished to a very high standard in a beautiful rural setting at Achnobobane, just off the Fort William – Spean Bridge road and within easy driving distance of Fort William town centre. The house is within a small group of four houses and situated within a deer farm area.

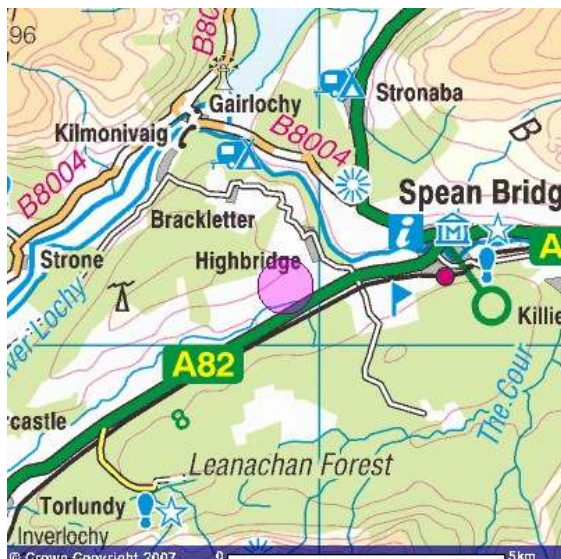
Rigsden has accommodation comprising Entrance Hall, Lounge with open plan Dining Room leading off and thereafter open plan Kitchen, Utility Room, three Bedrooms (Master Bedroom having en-suite Shower Room) and Bathroom. The original Planning Consent for the house allowed for a Conservatory and also for a Garage should the successful purchaser wish to extend the property.

The house is double glazed throughout, has a high degree of insulation and is served by oil-fired central heating. There is also a wood burning stove in the Lounge.

The doors, skirtings and other finishings are of natural wood and there is wood laminate flooring throughout the public rooms and the hall. All rooms have television sockets and telephone sockets.

LOCATION

Driving from Fort William on the A82 road to Spean Bridge, approximately 1½ mile from Spean Bridge turn left into the small township area known as Achnobobane. Follow the roadway a distance of approximately 400 yards and then follow the road round to the left, passing a fishing pond on the left hand side. The road then arrives at the gate into the deer farm and it should be noted that this gate must be closed immediately after taking access through it. Follow the road thereafter a short distance, bearing to the right and Rigsden is on the right hand side.



ACCOMMODATION

Entrance Hall

The front entry door with mortice lock leads into a Vestibule with coat hanging rack and thereafter the inner glass panelled door leads into a spacious Hall. The Hall has two radiators, two electric wired smoke detectors, three fitted wall lights and access to the roof space. Subject to the obtaining of necessary Statutory Consents, it is possible that the roof space could be further adapted to provide additional accommodation. Leading off the Hall is a deep fitted Cupboard.

Lounge 5.0m x 4.96m (16'5" x 16'3")



With bay windows with southerly aspect and patio doors leading to the west this bright attractive room has a Tiger multi-fuel burner installed (approximately six months old). There are two radiators. The patio doors lead out to a patio area on the west elevation but in the original plans for the house a Conservatory could be constructed here if required. The ceiling light with integrated fan for ventilation may be purchased separately.



Dining Area 3.15m x 3.0m (10'4" x 9'10")

Open plan from the Living Room the Dining Room also has a south facing window. Radiator. Tracked spot lights.

Kitchen 3.9m x 3.0m (12'10" x 9'10")



Opening directly from the Dining Room the Kitchen also enjoys excellent views in a south ward direction. The modern fitted kitchen has 9 base units with one x 4 drawer unit, bottle store and round edged work surfaces with breakfast bar and two stools. There are 6 wall mounted units. The Stoves Newhouse cooking range with fan assisted electric oven, second oven, fan assisted grill and seven gas burners (operating off bottled gas with bottles stored externally) is included in the sale along with the stainless steel extractor canopy and the integrated Candy dishwasher. Two sets of tracked spotlights. Stainless steel sink with drainer, midi-sink and mixer taps. Roller blind. Partial tiling above work surfaces.

Utility Room 2.25m x 2.0m (7'5" x 6'8")

Situated between the Kitchen and the rear access door the Utility Room has work surfaces, plumbed in fitments for washer/dryer (with the apparatus itself available for separate sale if required), fitted shelved cupboard, fitted airing cupboard containing hot water cylinder and the fuse boxes. The Samsung American style fridge/freezer with its own cold water connection may be purchased separately.

Bedroom 1 4.1m x 3.1m (13'6" x 10'2")



This Master Bedroom has double fitted mirror fronted wardrobe with hanging rails and shelves. Radiator. The pendant light with electric fan may be purchased separately. There is an en-suite Shower Room measuring **2.15m x 1.55m (7'1" x 5'0")**. The Shower Room has shower compartment with wet walls and entrance door, and a Triton electric shower. Low Level w.c. and w.h.b. Mirror and usual fitments. Partial tiling.

Bedroom 2 4.1m x 2.7m (13'6" x 8'0")



Double fitted mirror fronted wardrobe with hanging rail and shelf. Light with electric fan may be purchased separately. Radiator.

Bedroom 3 3.0m x 2.7m (9'10" x 8'10")

Double fitted mirror fronted wardrobe. Radiator.

Bathroom 3.0m x 2.25m (9'10" x 7'5")



Full bathroom suite comprising sunken double bath with tiling surround, shower compartment with wet walls and entrance door and with full body mains operated shower. Low level w.c. and w.h.b. Heater towel rail. Fitted wall mirror and usual fitments.

OUTDOORS

The shared access roadway leads into chipped stone entrance and car parking area to front and side of the house with the driveway extending around the house to further car parking area in the other side garden. Although mainly level, the garden ground has still to be fully developed. There is a large timber shed and a further shed measuring 10' x 10' constructed of sheet metal. There are low level solar powered lights around the edge of the drive and there are external sensor lights. The Sky dish and the loft aerial are included.

The rear access door has external ramp. There is an external water tap and the heavy duty plastic oil tank is situated in the rear garden, as is the rotary clothes dryer. The whole garden ground extends to 0.97 acre.

Services

Mains water and electricity. Private drainage.

Entry

By arrangement with the Sellers.

Viewing

By contacting the Selling Agents.

Price

Offers over £245,000 are sought to include the carpets, curtains and blinds, the cooking range, extractor and dishwasher in the Kitchen and the fridge/freezer in the Utility Room with other items available by separate purchase.

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.