

# IVY LEA, CORRIECHOILLE ROAD, SPEAN BRIDGE.

**mcintyre & co**  
*Solicitors & Estate Agents*



Detached bungalow situated in popular village location

Spacious lounge with feature pine clad wall

Dining/Sunroom off the lounge

Shower Room

Three good size Bedrooms

Oil Fired Heating / Double Glazing

Garage / Off Road Parking

Amenities within walking distance and on a bus route to Fort William and Inverness

Tenure is Freehold

Council Tax Band E

EPR D: 60

**GUIDE PRICE**

**£240,000**

## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Ivy Lea to the market. The property was built around 1980 and spans approx. 103sq m and enjoys an attractive setting in the heart of Spean Bridge Village.

In addition to its pleasant surroundings and spacious living accommodation Ivy Lea benefits from oil fired heating, double glazing, a fitted kitchen that can be accessed from the hallway and lounge, a dining or sun room, three bedrooms and a shower room.

The bungalow is connected to mains water, mains electric and mains drainage and benefits from good storage, a garage and off road parking for two vehicles.

Tenure is Freehold / Tax Band E / EPR D:60

Just a short distance from the bungalow is Glen Spean where there is a pleasant walk through a lovely section of mixed woodland along the banks of the River Spean in the Glen. The walk affords some fine views of the Spean Gorge, an impressive channel cut by glacial waters.

It should be noted that the vendors are currently waiting on executry confirmation before any sale can be concluded. It is anticipated that confirmation will be received prior to any conveyance process.

**ACCOMMODATION COMPRISES:** Inner Hallway, Lounge-diner, Kitchen, dining or sun room, shower room and three Bedrooms.

**DIRECTIONS :** Ivy Lea, Corriechoille Road, Spean Bridge, PH34 4EP

From Fort William town centre head North on the A82 until reaching Spean Bridge. Pass the Bridge Café on your right and continue until reaching signs for the Train Station (just before the Spean Bridge Hotel). Turn into Station Road bearing left where the road splits and Ivy Lea is on the right opposite St Joseph's Church.

## LOCATION/AMENITIES

Spean Bridge is an attractive and well equipped village, with a well-stocked shop, an excellent primary school, a woollen mill, hotels, bars, cafe and restaurants as well as a 9 hole golf course.

It is 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 from Spean Bridge to Fort William, Mallaig, Glasgow as well as the overnight sleeper to London. There is also a bus service to and from Inverness and the Isle of Skye.

The Village is situated approximately 10 miles from Fort William, the main district town of Lochaber, known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, a bus station and railway station.

The town is a popular tourist destination with access to the locks at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.



## "L" SHAPED HALLWAY

A double and a single door storage cupboard. Laminate flooring, radiator and access to a partially floored loft.

## LOUNGE 7.21m x 4.56m

A spacious lounge with large window to the front elevation, a pine clad feature wall, carpet flooring and two ceiling fan lights.

## DINING ROOM/SUN LOUNGE 2.89m x 2.53m

Accessed from the lounge or via sliding doors that lead in from the garden. Radiator and carpet flooring.



## FITTED KITCHEN 4.08m x 2.75m

Rear facing, accessed from either the hall or lounge. There is a variety of wall, drawer and base units, tiled walls above worksurface areas and vinyl flooring. The calor gas oven with hob and extractor, washing machine, tumble dryer and dishwasher are included in the sale.



## BEDROOM 4.41m x 3.27m

Spacious front facing double room. Carpet flooring

## BEDROOM 3.43m x 3.01m

Rear facing double room, built in cupboard and large recess with concertina style doors. Radiator and carpet flooring.



## BEDROOM 3.27m x 2.43m

Front facing with carpet flooring and radiator.

## SHOWER ROOM 2.40m x 1.97m

Walk in shower enclosure, wash hand basin, w.c, full wet wall finish and extractor fan.



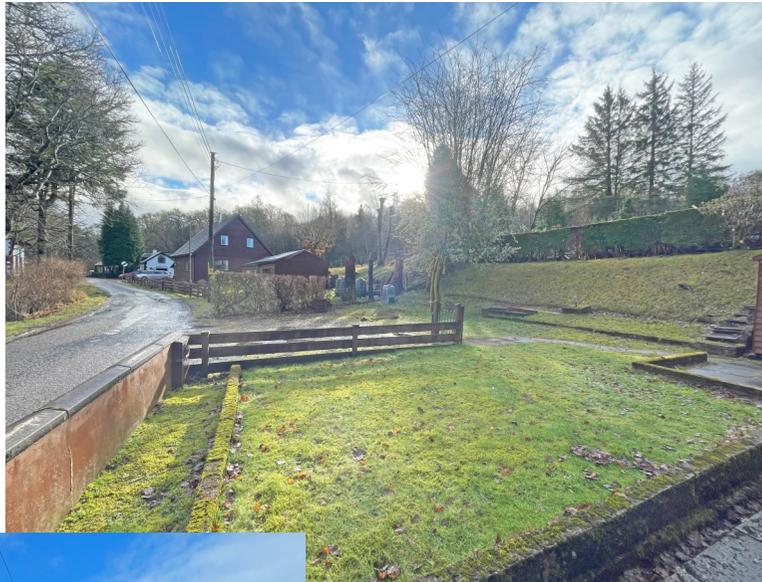
## EXTERNALLY:

Access to the bungalow is the 1st left off of Station Road and opposite St Joseph's Church.

There is a wall to the front with gated access to the bungalow. To the side is a grassed area and off street parking for 2 vehicles.

The wrap around garden is predominantly grass and path with the rear boundary being sloping.

There is a garage to the front with lighting and two small timber sheds to the rear.



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