

SPINNYFIELD, UPPER INVERROY, ROYBRIDGE, NR FORT WILLIAM



GUIDE PRICE
£300,000

FANTASTIC SELF CATERING BUSINESS

Fully functional business with immediate income potential

Beautifully presented and in immaculate walk in condition

Modern detached cottage with open plan lounge-kitchen-diner with woodburning stove

Siberian Larch construction with Slate Roof

Two spacious Bedrooms (1 En-Suite) / Family Bathroom

Air Source and Thermostatically Controlled Underfloor Heating

Double Glazing

An excellent Energy Performance Rating C-75

Currently small business discount applies with 0 rates

Fire Safety Compliant

Ample off road Parking

Enclosed and private lawned garden

Framed decking with veranda



MCINTYRE & COMPANY

SOLICITORS & ESTATE AGENTS

An outstanding business opportunity with the cottage being a successful holiday let since it was built, establishing an excellent reputation with repeat visitors year on year, great reviews and a high occupancy level.

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Spinnyfield to the market. This superb holiday letting business perfectly meets the needs of the growing local tourism market. Tourism is one of the biggest contributors to our local economy and letting a holiday property can provide a highly desirable and profitable income. This is an outstanding business opportunity with the cottage being successfully let since it was built in 2017, establishing an excellent reputation with repeat visitors year on year, great reviews and a high/full occupancy level.

Spinnyfield is an appealing detached cottage built with Siberian Larch Wood beneath a slate roof. Siberian Larch is a sustainable wood that provides exceptional durability, minimal maintenance and considers the environment. Designed for modern day living this superb energy efficient letting is fully equipped and furnished to a high standard.

This is a modern letting cottage that boasts spacious living accommodation all in immaculate, walk in condition and with neutral décor throughout provides a lovely, clean and contemporary home from home experience. The open plan lounge-kitchen-diner takes full advantage of both light and views and enjoys the warmth of a woodburning stove. The family bathroom benefits from a bath with shower over and there are two versatile bedrooms, the double is enhanced by a private en-suite and both have built in storage.

In addition to its pleasant surroundings the property further benefits from air source heating supplemented by a woodburning stove, thermostatically controlled underfloor heating, double glazing that include sliding patio doors leading out to a framed decking area, quality wood laminate flooring throughout with the exception of the bathroom/en-suite, spotlights throughout and quality fitted internal doors. There is a wrap around lawn garden and hard standing for 3-4 vehicles.

Spinnyfield currently holds a licence to trade under the new Scottish letting legislation and it is understood that by agreement now current/existing licences can be transferred to the next owner.

The property is compliant to current fire safety standards and has an excellent Energy Performance Rating of C:75.

LOCATION/AMENITIES

Inverroy is West of Roy Bridge and approximately 12 miles from Fort William. It is ideally situated for visiting the Glen Roy Parallel Roads. There are two hotels in Roy Bridge and a third nearby, a village hall, church, a nearby train platform on the Glasgow to Mallaig line and a bus service to and from Fort William.

There are further facilities and amenities available at nearby Spean Bridge approximately 2 miles away. Spean Bridge is an attractive and well equipped village and home to a railway station on the line to Fort William with its building being converted into the Old Station Restaurant.

Spean Bridge has an excellent primary school with transport to and from Inverroy. There are good rail and road links 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.

Fort William is the main town in the district of Lochaber and the largest town in the Scottish Highlands, Known as “The Outdoor Capital of the UK” it has extensive facilities that include a hospital, mainline railway station, supermarkets and a range of local shops and services. The town is a popular tourist destination with access to the locks at Neptune’s Staircase in Banavie on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

DIRECTIONS Spinnyfield, Upper Inverroy, Roybridge, PH31 4AQ

From Fort William head North on the A82 until reaching Spean Bridge. Turn right onto the A86 towards Inverroy (approximately 2 miles). At the Red Post Box turn left to Upper Inverroy. Continue to the junction and bear left until reaching Spinnyfield at the end of the hamlet on the left.

Accommodation comprises Entrance Hallway, open-plan Lounge-Diner-Kitchen, Bathroom and Two Bedrooms (1 en-suite).



ENTRANCE HALLWAY 3.72m x 2.2m

A good size hallway with useable space. Storage cupboard.

OPEN PLAN LOUNGE-KITCHEN-DINER

Overall area 6.70m x 6.32m / Kitchen area 4.3m x 2.28m

A fabulous open plan room with feature wood burning stove to the lounge area and sliding patio doors that lead out to the decking.

The kitchen is fitted with high gloss cabinets with contrasting wood effect worktops and beautiful decorative tiles above the workspace areas. There is an integrated oven, hob and extractor chimney.

FAMILY BATHROOM 2.41m x 1.99m

Lovely modern bathroom that comprises a bath with electric shower and side screen over, wash hand basin with vanity cupboard below, W.C, heated towel rail and fitted mirror with shaver socket above.

BEDROOMS

Both bedrooms are spacious and benefit from fitted wardrobes with sliding mirror doors that have fitted drawers and a hanging rail inside and both have an attractive outlook with treeline, hillside or mountain views.

BEDROOM 4.29m x 3.19m

EN-SUITE - MAINS SHOWER 2.93m x 1.12m

Shower cubicle with wet wall finish, wash hand basin with vanity cupboard below, W.C and heated towel rail.

BEDROOM 3.07m x 2.98m





Miscellaneous

SERVICES:

The property benefits from mains water and mains electric. A private Septic Tank is situated within the grounds and is for the use of Spinnymfield only.

ENERGY PERFORMANCE RATING: C:75

TENURE: FREEHOLD

TITLE DEED

The property has a title deed number of INV37584.

ACCOUNTS:

Full accounting information will be made available to seriously interested parties subsequent to a successful viewing.

PRICE:

A guide price of £300,000 is sought for the heritable property and its land, complete with goodwill, business content and any onward bookings.

ACCOLADES:

Sykes Cottages

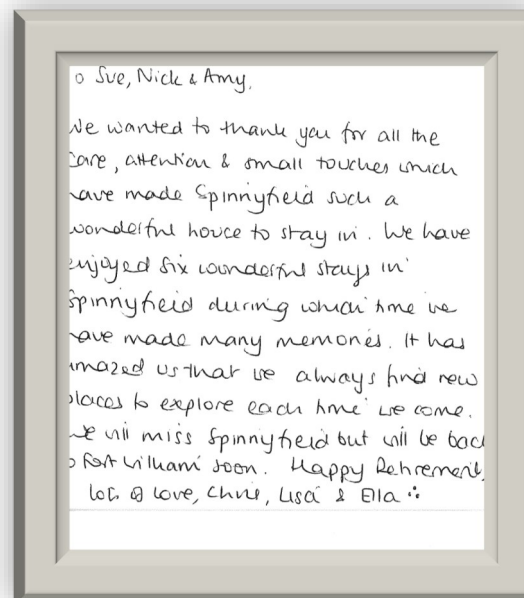
Best in Scotland award 2019.

Scottish Highlands letting award for 2023.

100% positive feedback on all social media platforms.

RATES:

Currently 0 charge - small business discounted.



EXTERNALLY:

The property sits in a well-tended garden surrounded by an abundance of wildlife, woodland trees and mountain scenery.

This wrap around garden is relatively low maintenance with decorative stone chippings allowing for parking of approximately 3/4 vehicles to the front. The front also has a large lawn surrounded by hedge, mature shrubs and trees and provides gated access to the property.

To the one side of the entrance door is a lovely feature stone wall that compliments the Siberian Larch construction of the cottage.

From the side a small crazy paved path leads to raised and framed decking. The decking is significant and makes an ideal spot for Al Fresco dining or to simply sit and enjoy the wildlife and views. The decking can also be accessed from the lounge area via sliding doors.

There are outside lights, an outside tap and a timber shed.



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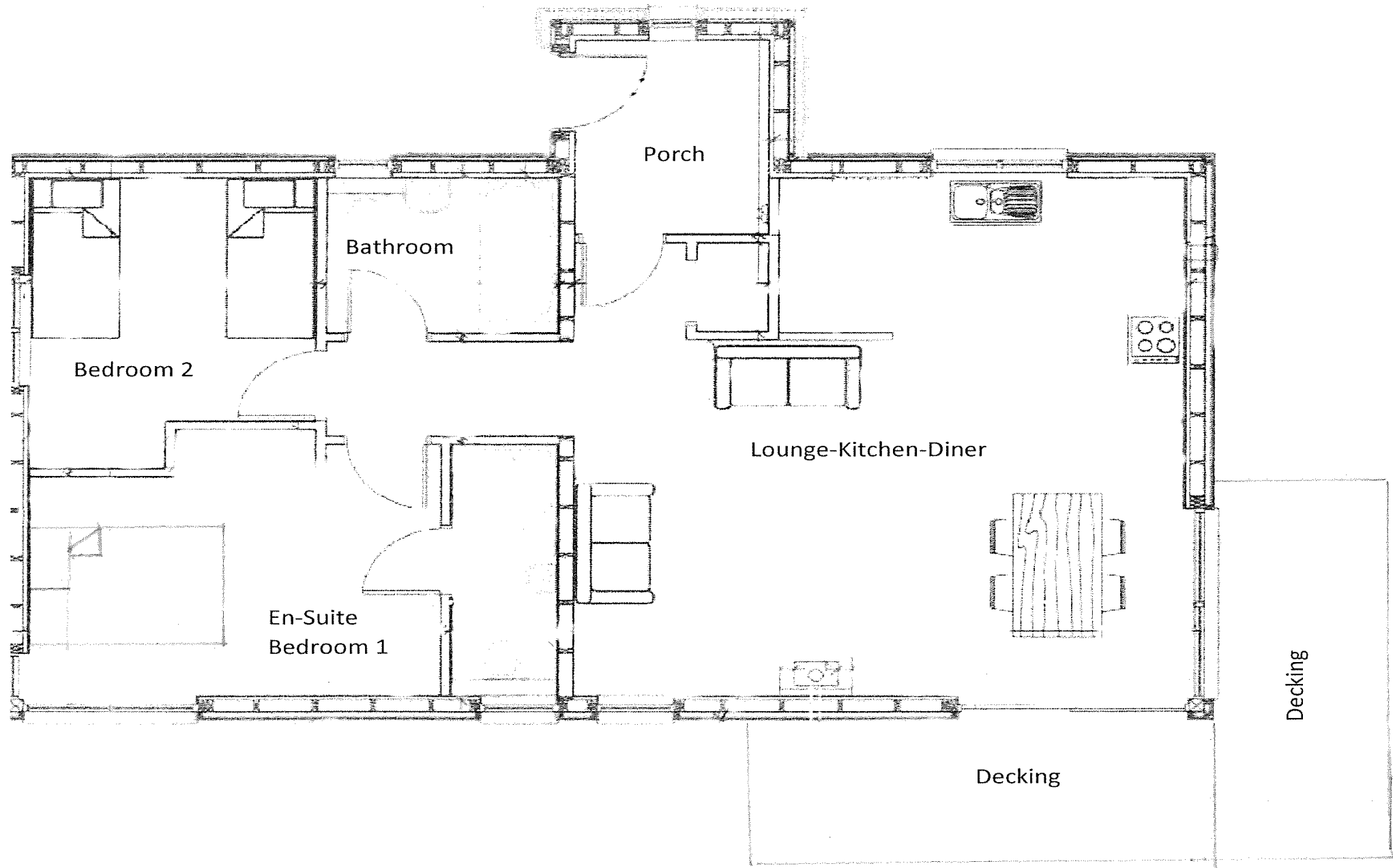
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