

5 MULROY TERRACE, ROY BRIDGE



KEY FEATURES

Three-bedroom family home

On-street parking

Impressive views towards the surrounding mountains

Within easy reach of Fort William

Transport links near the property

Quiet and peaceful location

Generous, well-maintained garden

Tax Band : C

Double Glazing / Oil Central Heating

Energy Performance Rating E-42

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £200,000

DESCRIPTION

5 Mulroy is a charming three-bedroom family home situated in the peaceful Highland village of Roy Bridge, within easy reach of Fort William. The property is an end-terraced home, built around the 1950s, offering approximately 92 sq m of accommodation. Having remained in the same family for many years, the property offers a wonderful opportunity for a new owner to create a comfortable home tailored to their own taste.

The accommodation is arranged over two floors and provides three bedrooms together with practical living space for family life. Traditional features add character, while the property’s established garden, neatly maintained grass and pathway create an attractive approach to the house. Its pleasant setting also allows residents to enjoy the impressive scenery for which this part of the Highlands is renowned.

Roy Bridge is a welcoming rural community offering an excellent base for enjoying the outdoors and exploring the wider Lochaber area. Fort William is accessible for a broader range of shops, services and amenities.

.Please note that the issue identified in the loft in the Home Report is currently being treated.

LOCATION/AMENITIES

Situated in the picturesque Highland village of Roy Bridge, this property enjoys a peaceful rural setting surrounded by stunning Scottish countryside. Just 13 miles from Fort William, Roy Bridge is perfectly positioned for exploring some of Scotland's most iconic landscapes, including Ben Nevis, Glen Coe, Loch Lochy, and the Great Glen.

The village offers a selection of local amenities, including a café, traditional pub and restaurant, hotel and railway station on the scenic West Highland Line, providing convenient links to Fort William, Glasgow, and Mallaig.

Roy Bridge is a haven for outdoor enthusiasts, with exceptional opportunities for walking, cycling, mountain biking, fishing, and wildlife watching. Nearby attractions include the historic Commando Memorial, the fascinating Glen Roy National Nature Reserve with its famous "Parallel Roads," and a variety of adventure activities such as white-water rafting, canyoning, and quad biking.

Combining tranquil village living with excellent access to the Highlands' most popular destinations, Roy Bridge is an ideal location for those seeking relaxation, outdoor adventure, and breathtaking scenery.

Floor Plan-

ACCOMMODATION COMPRISES:

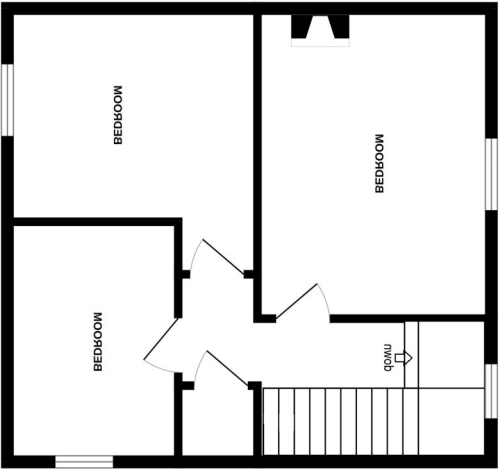
Ground floor: entrance lobby, hall, living room, kitchen, rear lobby, cupboard and a bathroom.

First floor: landing and 3 bedrooms.

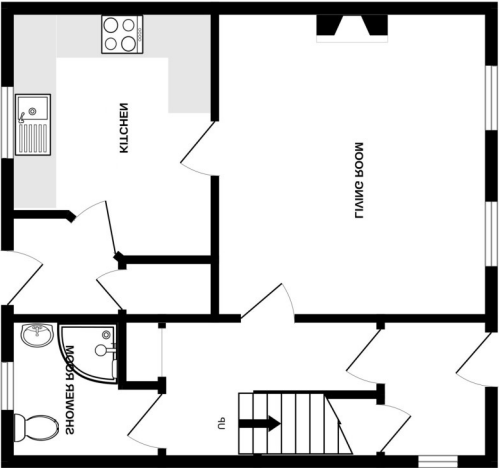
DIRECTIONS - 5 Mulroy Terrace, Roy Bridge PH31 4AF

From Fort William, take the A82 north to Spean Bridge, turn right onto the A86 towards Newtonmore, continue for about four miles to Roy Bridge, then turn left just after the 30 mph sign onto Mulroy Terrace and follow the road uphill to the top and number is on the left hand side.

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FIRST FLOOR



GROUND FLOOR

Entrance: 1.99m x 1.49m

Laminate flooring with a convenient understairs storage cupboard.

Hallway: 3.51m x 1.98m

Carpeted flooring a radiator and stairs leading to the first floor.

Lounge: 4.29m x 3.96m

Spacious lounge boasting stunning hillside views, an electric fireplace, carpeted flooring, radiators and access to the kitchen.

Kitchen-Diner: 3.54m x 2.97m

Spacious fitted kitchen featuring a range of wall and base units, white worktops with tiled splashbacks, vinyl flooring, and an integrated hob, oven, and extractor fan. Access to the rear porch.

Shower Room: 2.13m x 1.94m

Shower enclosure with sliding glass doors, half-panelled walls, spotlights, laminate flooring and a radiator.

Rear Porch: 0.95m x 1.65m

Half-panelled walls with coat hooks, a convenient shelved storage cupboard and vinyl flooring.



First Floor– Carpeted stairs and landing providing access to three bedrooms, the loft, and a storage cupboard, complemented by beautiful hillside views.

Bedroom: 3.28m x 3.92m

Double bedroom boasting stunning hillside views, carpeted flooring, a built-in shelved cupboard, a radiator and an original fireplace.



Bedroom: 3.82m x 2.86m

Rear-facing double bedroom featuring carpeted flooring, a radiator and picturesque hillside views.



Bedroom: 3.46m x 2.81m

Double bedroom featuring carpeted flooring and a radiator.



EXTERNAL

Beautifully maintained gardens to the front and rear featuring neatly trimmed grass, mature hedging, paved pathways and a useful garden shed. The front garden also enjoys breathtaking panoramic hillside views.



McIntyre & Company,
38 High Street,
Fort William,
PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com
Website: www.solicitors-scotland.com

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