



MCINTYRE & COMPANY
Solicitors & Estate Agents



15 ARGYLL TERRACE, FORT WILLIAM



**First Floor (Top Floor) flat with partially developed attic space.
Excellent, unrestricted views towards loch and hills**

- **Entrance Hall, Lounge, Kitchen,**
- **3 Bedrooms (1 presently used as Dining Room) and Bathroom.**
- **Fully double-glazed.**
- **Electric off-peak c.h.**
- **Fully carpeted.**
- **Kitchen equipment included.**



Offers over £119,000

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

15 ARGYLL TERRACE, FORT WILLIAM, PH33 6LB

There is offered for sale a first-floor (top floor) Flat on an elevated site with splendid panoramic views of Loch Linnhe and the Conaglen and Corpach Hills.



Recently refurbished throughout, the accommodation comprises main door entrance on ground floor, a stairway to Upper Hall, Lounge, fitted Kitchen, Dining Room (3rd Bedroom), 2 good-sized Bedrooms and Bathroom. There is garden ground to front and rear.

The flat has been fully re-carpeted in recent months, is fully double-glazed and has electric off-peak heating. The kitchen cooker, hob and extractor and the integral fridge and freezer are included in the sale price, as is the feature fireplace in the lounge which houses a "coal-effect" electric fire.

No. 15 Argyll Terrace is situated within a short driving or walking distance from Fort William town centre. From the West End roundabout, follow Lundavra Road up the hill. Communal parking is available in the car-park adjacent to the local store, the car-parking area being on the right-hand side of Lundavra Road. Argyll Terrace is on the left-hand side of Lundavra Road and No.15 is approached by way of a flight of steps leading up to the main entrance door.

ACCOMMODATION

The main entrance which is partially glazed with stained-glass gives access to the **Inner Vestibule** and a flight of stairs leading up to the main **Hall**. At the top of the flight of stairs is a glass-panelled door. The Hall has a deep fitted cupboard leading off.

LOUNGE 5.0m x 3.8m (16'6" x 12'6")

With excellent views to loch and hills, the Lounge has a feature fireplace with coal-effect electric fire inset, the fireplace having a tiled hearth and wooden surround. Radiator. Glass-panelled door to hallway and further access to the kitchen.



KITCHEN 2.95m x 2.8m (9'8" x 9'3")

The Kitchen has a view to the rear of the property and is fully fitted with modern units and recently-fitted worktops, the units comprising 3 base units, a 3-drawer unit, 6 wall-mounted units and 2 further units housing the fridge and freezer respectively. 'Hotpoint' electric oven with 4-ring hob and extractor fan above. Space and connections for fitted washing machine. Stainless-steel sink with drainer and mixer tap. Tiled floor.



BATHROOM 2.1m x 1.8m (6'11" x 5'10")

Full bathroom suite comprising panelled bath with 'Mira Sport' electric shower and shower screen, w.c. and w.h.b, all in white. 'Travatine' natural stone tiling on walls and floor. Ceiling-mounted all-body dryer.



DINING ROOM 3.8m x 2.8m (12'6"x 9'2")

Front facing, this room could be used as a third bedroom if required. It has a trapdoor access with Ramsay aluminium sliding ladder leading to the Attic space.



BEDROOM 1 4.8m x 3.0m (15'9" x 9'10")

Rear-facing room. Radiator.

BEDROOM 2 3.65m x 3.2m (11'11" x 10'6")

Front-facing. Deep fitted wardrobe and deep fitted cupboard with louvred doors. Radiator.



ROOF-SPACE

The Ramsay aluminium sliding ladder, accessed through a trapdoor in the dining-room ceiling, leads up to a fully floored and lined attic space which has been divided into two areas.

Area 1 measures 4.1m x 2.85m (13'6" x 9'5") and has a Velux window to the rear;

Area 2 measures 4.1m x 2.95m (13'6" x 9'8") with a further alcove area leading off. Area 2 also has a Velux window to the rear and has a panel heater.

The attic space could be used either as a games room for children or for storage or, subject to the obtaining of all necessary Local Authority consents, to provide further living accommodation.



Outdoors

There are two areas of garden ground, one to the front of the property and the other to the rear, the area to the rear of the property containing a timber Garden Shed and with clothes-drying facilities.

Extras

The fitted carpets, the lounge fireplace with inset fire and the kitchen cooker, hob, extractor and integral fridge and freezer are included in the sale, along with the timber Shed in the garden.

Entry

Early entry is available.

Viewing

By contacting the Selling Agents.

Price

Offers over £119,000 are sought.

**Further Particulars from and Enquiries and Offers to the Selling Agents:-
McIntyre & Company
Solicitors & Estate Agents**

**38 High Street, Fort William,
PH33 6AT**

**T. 01397 703231
F. 01397 705070**

**E-mail: property@solicitors-scotland.com
Website: www.solicitors-scotland.com**

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. We are not responsible nor are we involved in the preparation of the Home Report and we are not responsible for its contents, nor any information contained therein.

A Home Report for this property is available from our website. We are not responsible nor are we involved in the preparation of the Home Report and we are not responsible for its contents, nor any information contained therein.

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.