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16 ROSS PLACE, FORT WILLIAM



Three bedroom top floor flat

- Lounge
- Kitchen with dining area
- Three Bedrooms
- Toilet
- Bathroom
- Double-glazing. Total control heating.
- Tumble dryer/condenser, washing machine, fridge, freezer and cooker are included in the sale



OFFERS IN THE REGION OF £90,000

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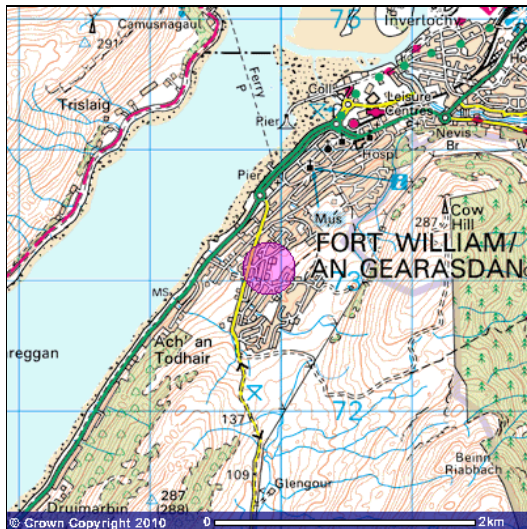
No 16 Ross Place is a top floor flat with views from the front to the Ardgour Hills. The accommodation comprises hallway, lounge, kitchen, dining area, three bedrooms (two double and one single), bathroom, toilet and walk-in storage cupboard. The flat has double-glazing and total control heating.

16 Ross Place is in a predominantly residential area of Fort William.

There is a general store at Grange Road and further shops on Fort William High Street. The pedestrianised High Street has a variety of shops and restaurants. Lochaber district offers various leisure pursuits including mountaineering, skiing, fishing and sailing. The town has a leisure centre, library and museum.

LOCATION – 16 Ross Place, Fort William, PH33 6JZ

At the West End roundabout turn on to Lundavra Road. From Lundavra Road turn left onto Connochie Road, then take the second right into Ross Place. No 16 is in the first block of flats on the left hand side.



ACCOMMODATION

The wooden external door opens into the hallway. To the right off the hallway is a large walk-in cupboard with double doors, coat hooks, power supply and light. The cupboard also houses the electric meter and fuse box. The Indesit condenser dryer is included in the sale. The walk-in cupboard measures approximately 2.9m (9'9") x 1.4m (4'6").

At the end of the hallway there is a further built-in storage cupboard. Attic access. Smoke alarm. The decorative heater surround in the hallway (and also that in the lounge) are included in the sale.

Also to the right off the hallway is the bathroom and separate toilet.

BATHROOM 1.7m (5'6") x 1.6m (5'3")



The bathroom and toilet were refurbished around 2006. The bathroom has a white marble effect wet wall finish on the walls and ceiling. There is a fitted bath with wall mounted shower above. W.H.B with mixer tap. Towel rail. Wall heater. Four recessed downlights.

TOILET 1.7m (5'6") x 0.9m (3')



Toilet cont'd

White marble wet wall finish on the walls and ceiling. W.C. with push button flush. Wall mounted mirror. Electric wall mounted heater. Two ceiling downlights.

KITCHEN with DINING AREA

4.5m (14'10") x 3m (9'10") (at widest point)



The connecting door with wooden surround and clear glass panels opens into the dining area from the hallway. To the right are built-in cupboards. The first cupboard on the right has a fitted shelf and coat hooks. The second fitted cupboard is a double cupboard housing the hot water tank and with two airing shelves. The dining area can be open to the lounge or be separated from the lounge by use of the sliding door.



The fitted kitchen has modern wall and floor mounted units. There is also a built-in cupboard with four shelves. The kitchen units include a three drawer unit and there is recessed lighting above the worksurface. Tiled splashback between the worksurface and wall mounted units. Sink with mixer tap. The window to the front gives views over Loch Linnhe.

Kitchen cont'd



The cooker with four ring halogen hob, double oven and grill is included as are the Hotpoint Ultima washing machine, Hotpoint fridge and Hotpoint freezer. Wall mounted heater.

LOUNGE 4.5m (14'10") x 3.8m (12'6")



The lounge has a window to the front of the flat. The window provides good views to Loch Linnhe and the Ardgour Hills. The lounge is adjacent to the dining area and there is also a connecting door, with clear glass panels, to the hallway. Central light fitting. The decorative surround for the electric heater is included in the sale.



BEDROOM 1 3.5m (11'7") x 3.6m (12'1")



Window to the back of the property. Good sized fitted wardrobe with five shelves and clothes rail.

BEDROOM 2 3.6m (12'1") x 2.9m (9'8")



Double bedroom. As with bedroom 1 the window is to the back of the property.

**BEDROOM 3 3.3m (10'9") x 2.1m (7')
(at widest point)**



Single bedroom. Fitted wardrobe with shelf and clothes rail.

EXTRAS – All carpets, fitted floorcoverings, curtains, blinds, light fittings, radiator covers in the lounge and hallway, the tumble dryer/condenser, fridge, freezer, washing machine and cooker are included in the sale price.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers in the region of **£90,000** are sought.

A Home Report is available from our website.

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. 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.