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**28 MOSSFIELD DRIVE, LOCHYSIDE,
FORT WILLIAM**



Three bedroomed detached bungalow situated in popular residential estate of Lochyside, Fort William

- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Garage
- Driveway and garden ground to front and back
- D.G. and central heating



OFFERS OVER £180,000

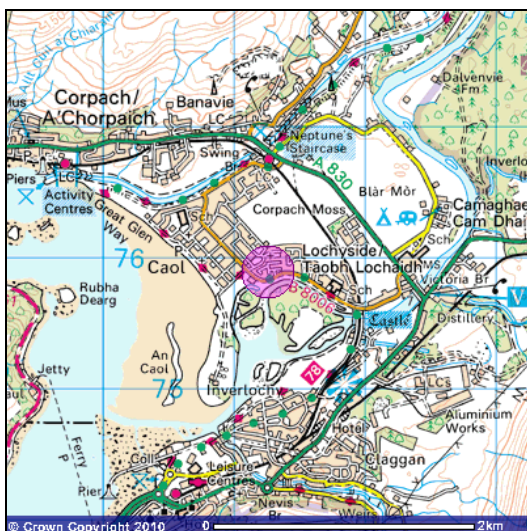
38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

28 Mossfield Drive is a 3 bedroomed detached bungalow located in the popular residential estate of Lochyside near Fort William. The accommodation in the house comprises Entrance Hall, Lounge, Kitchen, Bathroom and three Bedrooms. There is a single garage with an up and over door. Driveway and garden ground to front and back. Double glazing and central heating.

There are Primary Schools at Lochyside and in the village of Caol. Caol village has a variety of shops including Post Office and General Store. There is also a Community Centre. A few minutes drive from Lochyside are walks on the banks of the Caledonian Canal. There is also a Railway Station at Banavie situated on the world famous West Highland Railway Line. The main district town of Fort William is approximately three miles drive. Fort William has a variety of shops, Leisure Centre, a main bus stance, Railway Station and Hospital.

LOCATION – 28 Mossfield Drive, Lochyside, Fort William, PH33 7PE

On leaving Fort William travel northward on the A82 Inverness road. At the mini-roundabout at the BP Filling Station/Ben Nevis Distillery take the turning left onto the A830 Mallaig road. At Farmfoods turn left following the road round past Lochyside Primary School. Shortly after Lochyside Primary School take the right hand turning into Mossfield. Once in Mossfield turn left, then right, then left again. No.28 is on the right hand side.



ACCOMMODATION

The external door with glass panels opens into the Hallway. Smoke alarm. The Hallway has three built-in cupboards, one with two shelves, electricity meter and fuse box. One of the other cupboards houses the hot water tank and three fitted shelves. The remaining cupboard has one fitted shelf. Attic access. To the right of the Hallway is the Kitchen.

KITCHEN 2.7m (8'10") x 3.2m (10'6")



There are wall and floor mounted kitchen units. Stainless steel sink with drainer and mixer taps. There is space for a fridge and similar size freezer. There is also space and plumbing for a washing machine. The Creda 4-ring electric cooker with double oven is included. Strip light. Extractor fan. The proportions of this room allow the existing owners to use it as a breakfasting area. There is a window to the side of the house and door to the back garden.

BATHROOM 1.8m (6'0") x 2.8m (9'1")



Bathroom Continued

The Bathroom is the first on the left off the Hallway. There is a fitted corner bath with shower above. Shower curtain rail. W.c. and w.h.b. Towel rail. The bathroom cabinet with mirrored doors, and all bathroom fittings are included.

LOUNGE 4.9m (15'11") x 4.2m (13'9")



This is a spacious Lounge with a window to the front garden. There is a fireplace, however, it should be noted that the chimney has been capped. The electric coal/flame effect fire is included. Central light fitting and artexed ceiling.



BEDROOM 1 2.9m (9'8") x 2.4m (8'1") (main area)



This front facing bedroom is adjacent to the Lounge. There is a fitted shelf.

BEDROOM 2 3.2m (10'6") x 2.2m (7'4")

This second Bedroom has a window overlooking the back garden.

BEDROOM 3 2.7m (9'0") x 4.2m (13'11")



There are two fitted double wardrobes with shelf and rail. Wall-mounted T.V. bracket. There is a window overlooking the back garden. Artexed ceiling.

EXTERNALLY

There is a tarmacadamed driveway with parking for several vehicles. Single Garage with up and over door.



The front and back gardens have been lawned and there are a variety of trees and shrubs. The back garden is tiered and the surrounding trees gives a degree of privacy.

EXTRAS – All carpets, floorcoverings and curtains are included in the sale price as is the cooker.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £180,000 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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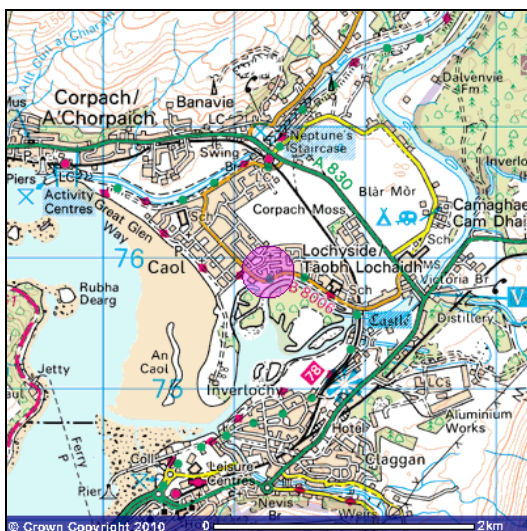
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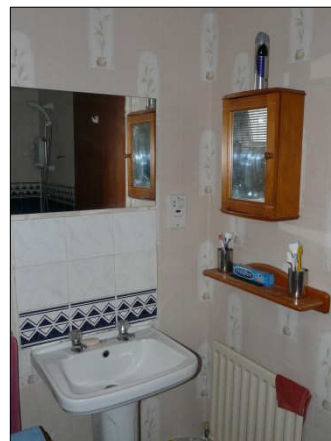
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