



MCINTYRE & COMPANY
Solicitors & Estate Agents



3 LOTHIAN PLACE, FORT WILLIAM



Semi-detached bungalow in quiet cul-de-sac

- Entrance vestibule, Hallway
- Lounge
- Three Bedrooms
- Bathroom
- Double glazed throughout
- Oil-fired C.H.
- Garage to side of house
- Garden ground to front and rear

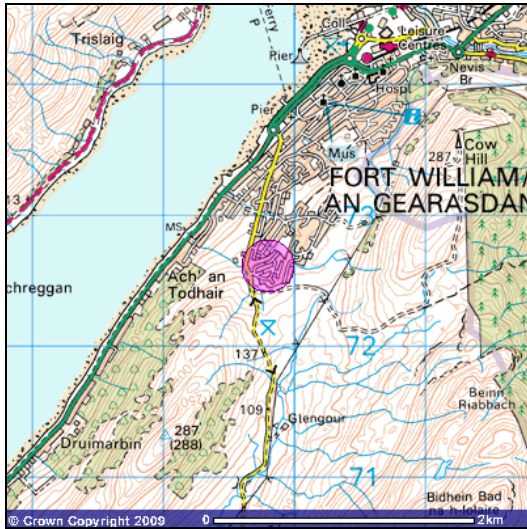
FIXED PRICE £150,000

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

This property comprises a semi-detached Bungalow in a quiet cul-de-sac in Lochview Estate, a popular residential area situated above the town of Fort William. The house has a westerly outlook with views to the Ardgour hills. The property is double glazed throughout and has oil-fired central heating. The fitted carpets, floor covering and vertical blinds are included in the sale and other items may be purchased separately. Early entry is available and the property has been attractively priced at a fixed price of £150,000.

LOCATION – 3 Lothian Place, Fort William, PH33 6UA

Driving from the roundabout at the west end of Fort William, follow Lundavra Road until reaching Lochview Estate on the left hand side. Follow the roadway within Lochview Estate round until reaching the cul-de-sac of Lothian Place. No.3 is on the left hand side.



ACCOMMODATION

ENTRANCE VESTIBULE

The UPVC outer door gives access to a small inner Vestibule measuring **1.0m x 0.9m**. Thereafter the T-shaped Hallway is entered. There is a deep built-in airing cupboard with factory insulated hot water cylinder and a further deep built-in cloakroom cupboard. The Hall has a radiator.

LOUNGE

5.2m x 3.5m



This front facing room has a view to the Ardgour hills enhanced by a picture window. There is a pine lined ceiling with recessed lighting. The vertical window blind is included in the sale. Radiator. Wiring connections for Sky television (external dish also included).

KITCHEN

4.3m x 2.2m



Galley type Kitchen with five wall-mounted units, a wall-mounted glass fronted unit, eight base units and three-drawer unit with work surfaces. Stainless steel one and a half bowl sink. Radiator. Roller blind. Integral Electrolux cooker with 4-ring hob with extractor above. The washing machine (new), tumble dryer and fridge/freezer could be purchased separately.

BEDROOM 1

4.4m x 3.0m

Front facing. Radiator.

Bedroom 1 Continued



rear garden houses the heavy duty plastic oil tank and a rotary clothes dryer.

EXTRAS – The fitted carpets and floor coverings are included as is the Kitchen cooker with hob and extractor with other Kitchen items being available by separate purchase.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

BEDROOM 2 **3.3m x 2.8m**
Rear facing. Built-in double wardrobe within sliding doors

ENTRY - Early entry is available.

BEDROOM 3 **3.3m x 2.1m plus recessed area**
Radiator.

PRICE GUIDE – Fixed price of £150,000 are sought.

BATHROOM



The Bathroom is fitted with disabled persons level access shower with shower rail and curtain. W.c., and w.h.b. Recessed lighting. Window to side

EXTERNALLY

The detached garage measuring 5.5m x 2.7m is block built with metal “up and over” door and concrete floor. Electric light and power. Personal door to side and window to rear. A tarmacadamed driveway gives access from the public road to the garage and also to the entrance door to the house. There is good sized garden ground to front and rear and the

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.

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.