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ALT-AN LODGE, ACHINTORE ROAD, FORT WILLIAM



**Five-bedroomed property in desirable location,
with superb views overlooking Loch Linnhe**

- Lounge
- Kitchen
- Dining Room
- Conservatory
- Five Bedrooms - 3 En-Suite
(one presently used as Study)
- Toilet/Shower Room
- Utility/Storage Room
- Double Garage + Parking for
approximately 6 Cars
- Double Glazing/Oil Central
Heating
- Garden to Front & Rear



PRICE GUIDE - £315,000

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Alt-An Lodge is a five bedroomed property located in Achintore Road, Fort William. The house makes an ideal home and can also be used for Bed & Breakfast if required. The gravelled parking bays provide parking for up to six cars.

Achintore Road is adjacent to Loch Linnhe. It is also the main Glasgow to Fort William route. There are stunning views across Loch Linnhe to the Ardgour Hills. Fort William Town Centre is approximately fifteen minutes walk, predominantly along the lochside.

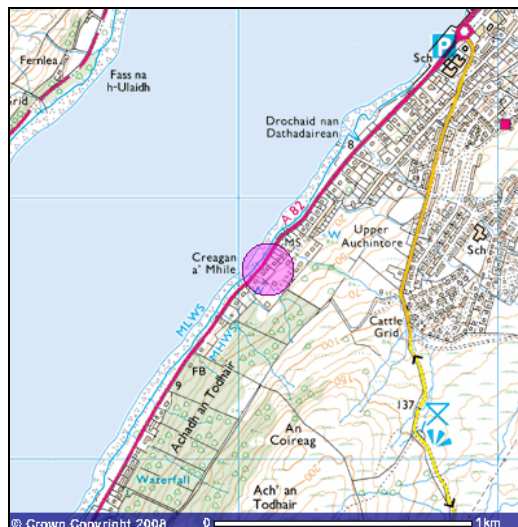
Fort William is the main district town of Lochaber. The town has a variety of shops, pubs and restaurants. There are a variety of leisure and recreational facilities in Fort William and the surrounding district. Fort William has road and rail links to Glasgow. Both Glasgow and Inverness airports are within easy reach.

There are various scenic and historic sites in Lochaber district. Lochaber district is also a major centre for outdoor pursuits including skiing, hill-walking, mountaineering, fishing and mountain-biking.

The property has double glazing and oil fired heating. Accommodation comprises Hallway, Lounge, Kitchen, Dining Room, Conservatory, five Bedrooms (one presently used as a Study). Three of the Bedrooms have en-suite facilities. Four of the Bedrooms have television points. There is a spacious Toilet and Shower Room and one further Toilet. Garden ground to the back of the property and hills behind. Double Garage with lighting and power supply.

LOCATION – Alt-An Lodge, Achintore Road, Fort William, PH33 6RN

At the West End roundabout turn onto Achintore Road (which is the road from Fort William to Glasgow). Carry on through the 30mph speed limit into the 40mph zone. Shortly after Alt-An Lodge can be seen on the left hand side.



ACCOMMODATION

At the front of the house the storm doors open into the Vestibule which has a tiled floor. From there a further door with glass panel and glass panel surrounds opens into the Hallway. The Lounge is to the right.

LOUNGE **16'6" x 12'8" (5.0m x 3.8m)**
(at widest point)



This is a well-proportioned room located at the front of the house. The bay window provides superb views to the south, to the west and to the north over Loch Linnhe. Another feature of the Lounge is the fireplace with stone hearth, polished steel surround and mantelpiece. All fitted lights (with the exception of that in the Dining Room) are included.

Lounge continued



BEDROOM 1 12'2" x 12'10" (3.1m x 3.9m)



This Bedroom is situated across from the Lounge. As with the Lounge the room offers superior views over Loch Linnhe. There is a built-in alcove unit with mirror and light. In the lower section of the unit there is a cupboard with fitted shelves.

En-suite facilities:- There is a Toilet with wc and whb. Above the whb there is tiled splashback and mirror. There is also a shaving point and extractor fan. Wood-lined ceiling with recessed downlight. There is a wall-mounted towel rail.

The shower compartment has a built-in shower with clear Showerlux door. Fitted Mira shower. Extractor fan. Wood-lined ceiling with recessed downlight.

**BEDROOM 2 12'10" x 8'3" (3.9m x 2.5m)
(at widest point)**



This Bedroom has a large double glazed door to the side elevation, which opens to the garden ground at the side of the house. That door can only be opened from the inside. There is an en-suite comprising of wc and whb with tile splashback. There is also a shaver-point. Wall-mounted towel rail.

The fitted shower unit has a Mira shower and clear finish folding doors. Extractor fan.

The third Bedroom is in the first section of the main Hall which leads off to the right. In that section of the Hall there is a large storage cupboard with light.

**BEDROOM 3 12'10" x 12'3" (3.9m x 3.7m)
(at widest point)**



As with the Lounge and Bedroom 1, this Bedroom overlooks Loch Linnhe. There are excellent views over the garden to the loch and hills beyond.

TOILET & SHOWER ROOM
9'5" 8'0" (2.9m x 2.4m)



This is a spacious Toilet and Shower Room which is ideally located adjacent to Bedroom 3. There is a large feature shower with clear concave screen, wall-mounted shower, separate standing/drying compartment. The section of the wall in which the shower is located is finished in mosaic patterned tiles. There is wood wall panelling below the window. Lighting is provided by six recessed downlights. Heated towel rail. Wc and whb with mirror and shaver-point.

UTILITY ROOM/STORAGE ROOM
9'3" x 7'6" (2.8m x 2.3m)

There are opaque glass panels to the Hallway which enhance the flow of natural light. The flow of light is also enhanced by the skylight above the room. In the upper section of the room there is a fitted storage unit containing three cupboards. There is also a large built-in cupboard housing the central heating boiler and hot water tank. There is a fitted shelf, power supply and plumbing for a washing machine.

There is a second section of Hall to the right. The fourth Bedroom (presently used as a Study) and fifth Bedroom are located there.

BEDROOM 4 **9'6" x 9'6" (2.9m x 2.9m)**

This Bedroom is used by the present owners as a Study. The window overlooks the back garden. There is a whb with mirror above. Shaver-point with light.

BEDROOM 5 **12'8" x 9'6" (3.9m x 2.9m)**



This Bedroom is at the end of the Hall. There is a window overlooking the back garden. The sliding connecting door opens into the spacious en-suite Bathroom.

The **Bathroom** measures **7'11" x 9'5" (2.4m x 2.9m)**. There is a large corner bath with mixer tap. The whb, with mixer tap, with mirror above. There is a shaver-point and shaver light. Bidet and wc. Dimplex wall-mounted heater. The Bathroom has been fully tiled. There is a lockable door to the Hallway.



In the same section of the Hall there is a further toilet, whb and wc.

In that part of the Hall there is a wooden door with glass panels which opens to driveway/parking area at the side of the house. There is also a further internal door at that section of the Hallway with glass panels.

An internal door with glass panels opens into the section of Hallway at the part of the house where the Dining Room, Kitchen and Conservatory are situated.

KITCHEN 10'3" 9'6" (3.1m x 2.9m)



Modern wall and floor-mounted units. Drawer unit with four drawers, one of which is a pan drawer. One of the units has a glass display door. There is a one-and-a-half bowl sink with mixer tap and drainer. Philips three-speed recycling cookerhood. Wood-finish ceiling and ranch-style door to the Hallway. Space and plumbing for dishwasher and space for a fridge/freezer. There is a window overlooking the back garden and an external double glazed door.

DINING ROOM 12'10" x 11'11" (3.9m x 3.6m)



The Dining Room is ideally located adjacent to the Kitchen. There is a large window to the side garden. Sliding glass panel doors open to the Conservatory. It should be noted that the curtains and central lamp fitting in the Dining Room are excluded from the sale.

CONSERVATORY 12'3" x 6'2" (3.7m x 1.9m)



The windows overlook the back garden and the hillside at the back of the house. The double glazed door allows access to the garden. Tiled floor.

EXTERNALLY

There is a tarmacadammed driveway with gravel parking bays. The parking bays provide parking for approximately six cars. There is a double Garage with up-and-over door. The Garage has lighting and a power supply.

The garden to the front of the house has a variety of shrubs and has been laid out to reduce maintenance. A path leads round the side of the property to the back garden. The fact that there are no houses at the back of the property enhances the privacy and amenity. The back garden is mainly to grass with a variety of shrubs and maintains its natural rock features. There is a garden shed and clothes poles.

EXTRAS – All fitted carpets and floor coverings are included. An inventory of furniture and contents may be sold separately if required.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – **£315,000**

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.

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.



Substantial carparking area to side of house



View from front of house



View from front of house

