



**MCINTYRE & COMPANY**

*Solicitors & Estate Agents*

 **rightmove.co.uk**  
The UK's number one property website

## **CARBERRY, VICTORIA ROAD, FORT WILLIAM**



**Carberry is a detached two storey villa in a residential area of Fort William**

- **Lounge/Dining Room**
- **Modern Fitted Kitchen**
- **Three Bedrooms**
- **bathroom**
- **Spacious Garden**
- **Electric Heating**
- **Solid Fuel Fire**



**OFFERS OVER £195,000**

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

Carberry is a detached two storey villa in a residential area in the main district town of Fort William. Carberry is within walking distance of Fort William High Street, the town centre and the railway station. The house is in an elevated position facing west with views over Loch Linnhe and to the Ardgour and Corpach hills.

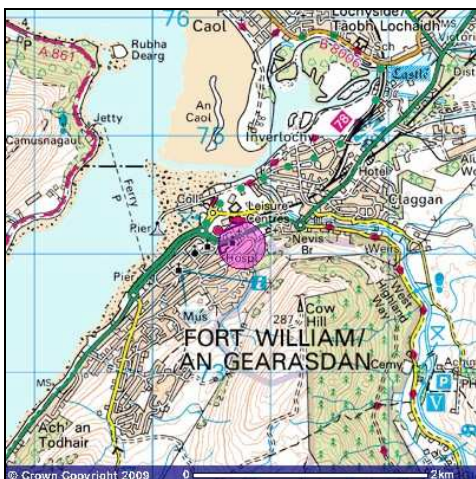
The accommodation comprises of entrance hall, lounge with dining room, modern fitted kitchen, three bedrooms and bathroom. The existing kitchen was installed in 2008. Included in the sale are all fitted carpets, curtains and integral kitchen appliances.

The property has electric heating and a solid fuel fire. Double glazing. There is garden to the front and back of the house.

Fort William is the main district town of Lochaber. Fort William is known as the "Outdoor Capital of the UK". The town has a variety of shops, leisure centre, library, museum and hospital. There is also a railway station and intercity bus service. Leisure pursuits available in the district include hill walking, mountaineering, mountain biking, skiing, yachting and fishing.

**LOCATION – Carberry, Victoria Road, Fort William, PH33 6BP**

On driving from Fort William town centre right off Belford Road, Fort William to Victoria Road. Just after turning right on to Victoria Road Carberry is situated on an elevated site (out of view) on the left hand side. From Victoria Road steps lead up to a path through the grounds of number 1 Victoria Road. Access is then taken to the grounds of Carberry. The present owners of Carberry have a parking permit obtained from Highland Council for parking their vehicle on Victoria Road.



**ACCOMMODATION**

The front PVC door with double glazed panel opens into the "L" shaped hallway. There is a large understair cupboard with shelving, coat hooks and light. There is also a wall mounted smoke alarm. Stairs lead to the first floor accommodation. To the left off the hallway is the lounge with dining area.

**LOUNGE/DINING ROOM 7.2m (23'7") x 4.1m (13'7") (at widest point)**



This is an L-shaped lounge with dining area. A large window to the front of the house gives views over the garden and to Loch Linnhe and also in the direction of the Ardgour and Corpach hills. There is also a window to the back garden. There is a solid fuel fireplace with back boiler. The fireplace has marble finish fire surround and wooden mantel and cabinet style display units. The electric fire with flame and coal effect are included in the sale. At either side of the fireplace are wall mounted lights which match the main light units in the lounge and dining area. Artex ceiling. Dimmer light switch.



**KITCHEN 3.2m(10'5") x 3m (9'11")**



The property has a modern fitted kitchen installed by the present owners in 2008. There are wall and floor mounted units from the Hampton Range. Granite effect work surface. One and a half bowl sink with drainer and mixer tap. Wall tiling above the work surface. There are recessed lights under the wall mounted cupboards with up lighters on top of the wall mounted units. There is a drawer unit with four drawers. The four ring Bosch touch control halogen hob is included. Also included are the cooker hood with extractor fan and light. The extractor hood is ducted to the outside. The integral oven and grill with digital clock and timer, White Knight tumble dryer and Hotpoint washing machine are all included. There is space for a fridge/freezer.

The proportions of the kitchen would allow for a small fold down kitchen/breakfasting table. The main lighting is from the triple ceiling mounted light fitting. Internal door to the hallway is varnished finished with glass panels. The external door has two opaque double glazed panels.



**UPSTAIRS**

Steps lead to the first floor landing. Ceiling mounted smoke alarm. Attic access. The attic has partial flooring, light and power supply. The upper landing has a cupboard housing the hot water tank and two fitted airing shelves.

**BATHROOM 2m (6'6") x 2.1m (6'10")**

Fitted bath with wood effect side panel. Above the bath is a Triton shower and folding shower screen. There is wall tiling above the bath/shower area. Towel rail. W.c. and w.h.b. Wooden shelf.



**BEDROOM 1 3.4m x 3.1m**

This is the main bedroom. There is a window to the back garden. There is a fitted wardrobe with sliding mirrored door, clothes rail and shelf.



### **BEDROOM 2 2.9m (9'8") x 4m (13'1")**

This is a front facing room. There are views over the garden and towards Loch Linnhe and the Ardgour hills. Artec ceiling.



### **BEDROOM 3 2.6m (8'8") x 3m (9'10")**

This bedroom has views similar to those from bedroom 2. Fitted wardrobe with mirrored sliding door with fitted shelf and clothes rail. Ceiling mounted down light and separate light fitting.



### **EXTERNALLY**



There is a good sized lawn with border to the front of the house. The front garden has a variety of shrubs and plants. Paved area. Garden shed with light. Path extends round the house. There are steps to the back garden.



**EXTRAS** – All carpets, floorcoverings, curtains and blinds and intergral appliances are all 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 Over **£195,000** 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](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://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.