



MCINTYRE & COMPANY
Solicitors & Estate Agents



FLAT 3E, 117 HIGH STREET, FORT WILLIAM



Well-presented spacious top floor flat in excellent decorative order throughout, in central location

- Lounge
- Spacious modern Kitchen
- Two double Bedrooms
- New modern Bathroom
- White meter storage heating
- Views to Loch Linnhe & Great Glen



OFFERS OVER £98,000

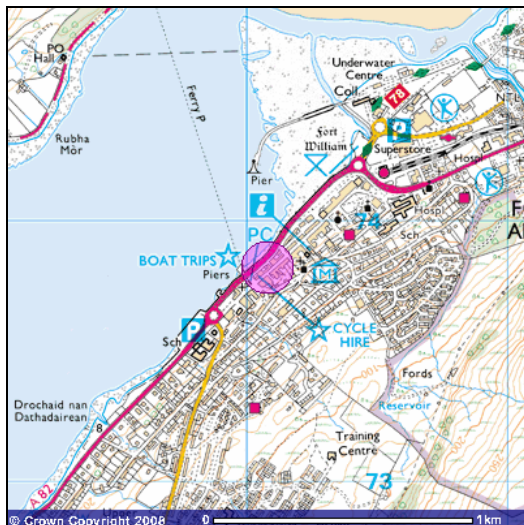
38 High Street, Fort William, Inverness-shire PH33 6AT
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Flat 3E, 117 High Street, Fort William, is a very well-presented two-bedroomed top floor flat within a central location, enjoying views to both front and rear. Benefiting from the recent installation of a new bathroom suite comprising bath, wash hand basin and wc, with instant electric shower over the bath, the property is in move-in condition. Upon entering the front door the spacious kitchen and larger of the two bedrooms is to your left, a short corridor straight ahead leading to the second double bedroom, living room and bathroom.

Fort William, the largest town in the West Highlands and recognised as "The Outdoor Capital of the UK" provides all local needs including a number of supermarkets, a wide range of shops, a number of industrial estates, primary and secondary schooling, a hospital, modern doctors' surgery, dental surgery, hotels, restaurants and licensed premises. For those enjoying the outdoor life it is the perfect base from which to do so, whether your interests be sedate or extreme.

LOCATION – Flat 3E, 117 High Street, Fort William, PH33 6DG

On leaving our offices walk west along the pedestrianised High Street as far as Off Beat Bikes on your right hand side. The ground floor entry door to the communal stair is also on your right, immediately after Off Beat Bikes. Flat 3E is on the top floor, being the left hand door that faces you at the top of the stairs.



ACCOMMODATION

Front door leading into "U"-shaped hallway accessing all rooms. Storage cupboard

housing hot water cylinder. Loft access. Small cupboard housing switchboard.

LIVING ROOM

3.45m x 3.8m



Triple aspect bay window overlooking High Street and up the hill towards Highland Hotel. White meter storage radiator.



KITCHEN

3.55m x 2.8m

To rear of property with two velux windows overlooking Loch Linnhe and towards the Great Glen. Modern floor and wall units. Vinyl flooring. Tiled splashback. Plumbed for automatic washing machine. Single bowl stainless steel sink. Quadruple spot ceiling light.



BEDROOM 1**4.05m x 2.9m**

With velux window to rear overlooking Loch Linnhe. Some of the bedroom furniture may be included if desired.



EXTRAS – All carpets, floorcoverings, curtains and blinds are included in the sale price. The white goods in the kitchen and some of the other furniture within the property may be included, if desired.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £98,000 are sought.

BEDROOM 2**3.05m x 2.75m**

To front with feature arched window overlooking High Street and views beyond. Some of the bedroom furniture may be included if desired.

**BATHROOM****2.55m x 1.5m**

Modern white three-piece suite of bath, wash hand basin and wc. With new Creda instant electric shower over bath and shower-screen. Wet-walling around bath. Vinyl flooring. Extractor fan.



Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company
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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.

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.