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NEVIS COTTAGE, SEAFIELD GARDENS, FORT WILLIAM



Spacious detached two bedroom Cottage in excellent order throughout with open views towards Loch Linnhe and Ardgour hills

- Spacious Lounge
- Large Dining Kitchen
- Two Double Bedrooms both en-suite
- Separate Toilet
- Oil Central Heating
- Open aspect overlooking Loch Linnhe and Ardgour hills



OFFERS OVER £190,000

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

Nevis Cottage is an extremely spacious two bedroomed cottage of traditional construction built in 2001. It occupies a site approximately half way up Seafield Gardens and as such is ideally situated for easy access to Fort William town centre yet still maintains seclusion and privacy.

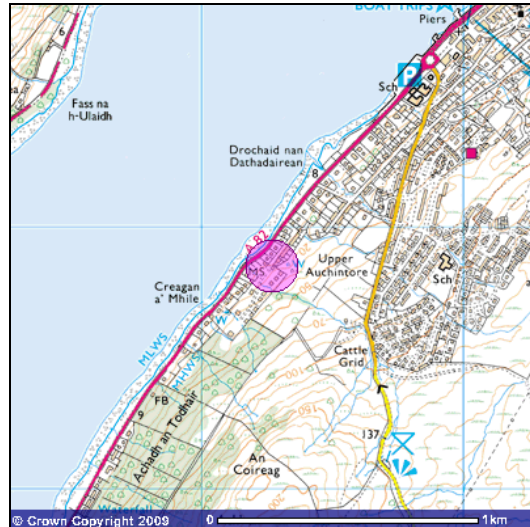
Nevis Cottage has been built to the highest standards and has been very well maintained and will form ideal accommodation either as a small family home, for retirement purposes or as an easy to maintain second or holiday home.

Situated in Fort William within Lochaber district now known as the Outdoor Capital of the UK, it is ideally located to take advantage of all the many attractions and benefits that this area has to offer. Fort William is well provided for with a number of Primary Schools, Secondary School, new Medical Centre and many leisure and shopping facilities.

The house is double glazed throughout and has oil fired central heating with all the radiators having separate thermostatic controls. The carpets and fitted floor coverings throughout the property and the Kitchen items after mentioned are included in the sale.

LOCATION – Nevis Cottage, Seafield Gardens, Fort William, PH33 6RJ

Leaving Fort William Town Centre travel south on the A82 less than a mile from the town centre turn left into Seafield Gardens following the road past the houses on the “lower” part of Seafield Gardens. A short hill is then reached which takes the roadway up to the “higher” part. Nevis Cottage is on this hill on the left hand side behind a white retaining wall.



ACCOMMODATION

ENTRANCE

There is an attractive covered Porch to the front of the house. The outer solid wood door with double glazed insets and three bolt mortise lock gives access to a Vestibule with space for storing footwear and hanging coats. The inner partially glassed panelled door leads into an L-shaped Hall. Leading off this Hall is the airing cupboard containing a hot water cylinder and partially shelved and there is access to the roof space, ideal for storage.

LOUNGE 4.6m x 4.3m (15'1" x 14'1")



This bright spacious room has a picture window to the front providing views towards Loch Linnhe and the Ardgour hills with a further window to the side (west). Radiator. Three piece pendant light. Doors to both Dining Kitchen and to Hallway.

Lounge continued



Kitchen/Dining Room continued



BEDROOM 1 4.25m x 3.6m (14'0" x 11'10")

KITCHEN/DINING ROOM 6.0m x 3.6m (19'9" x 11'10")



Large room with windows to side and rear and with rear access door leading off. Newly fitted kitchen comprising three base units (including corner unit) a five drawer unit, three wall mounted units, full length unit housing integral fridge/freezer, further wall mounted display cabinet and further full length unit housing the oil burner with fitted storage space above and housing the microwave. The integral Belling cooker with 4-ring halogen hob and Bosch stainless steel extractor are recently installed and included in the sale. Tiling above work surfaces and modern sink. Radiator.



This front facing room enjoys excellent views to loch and hills. There is an en-suite shower room measuring **2.1m x 1.8m (6'10" x 5'11")**. The en-suite room has fitted shower cubicle with mains operated shower, w.c. and w.h.b., combined shaver light/socket, extractor fan and radiator. The bedroom has central heating radiator and matching wall lights.



BEDROOM 2 4.2m x 3.5m (13'8" x 11'6")

With window to the side this Bedroom has radiator and en-suite Bathroom measuring **2.95m** (including shower compartment x **2.15m (9'8" x 7'1")**). The en-suite room has panel bath, w.c., w.h.b. and separate shower cubicle with mains operated shower. Extractor fan and combined shaver light/socket.

TOILET

Accessed directly from the Hallway the Toilet has w.h.b. and w.c., central heating radiator and extractor fan.

EXTERNALLY

The property lies within easily managed grounds. Immediately to the front of the house is a patio area on two levels and between that and the main road is a rockery garden. To one side of the house there is a large car parking area and to the other side there is a small timber shed and rotary clothes dryer. There is a raised area of garden ground to the rear of the property laid to grass and with mature shrubs and trees. Adjacent to the house is a small covered area which can be used as a bin store and there is a heavy duty plastic oil tank.

EXTRAS – The carpets and fitted floor coverings and blinds throughout the property are included. The Kitchen cooker, hob and extractor and fridge/freezer are included in the sale.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers but early entry is available.

PRICE GUIDE – Offers Over £190,00 are sought.

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

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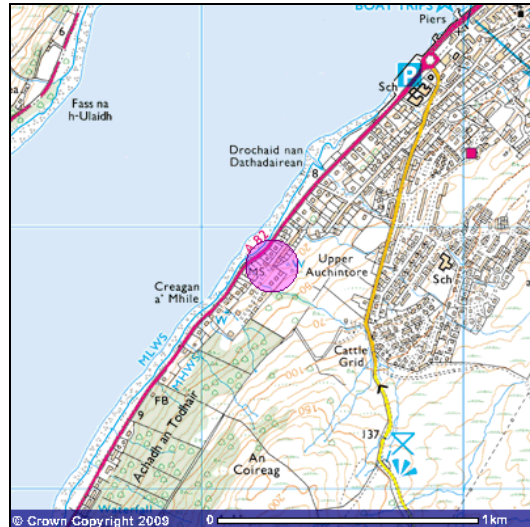
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