



MCINTYRE & COMPANY

Solicitors & Estate Agents



ROSLIN, SEAFIELD GARDENS, FORT WILLIAM



Superior detached villa on elevated site, with excellent views to Loch Linnhe and the Conaglen Hills. In excellent decorative order throughout.

- **Ground Floor - Entrance Vestibule, Reception Hall, large Living Room, Sitting Room, Dining Room, Kitchen/Breakfasting Room and Toilet**
- **Upper Floor - Four Bedrooms (including Master Bedroom with en-suite facilities) and Bathroom**
- **Integral garage**
- **Fully double glazed**
- **Oil fired central heating**
- **Carpets, curtains and all kitchen equipment included**



OFFERS OVER £325,000

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Roslin is an architect designed detached villa in the Seafield Gardens cul-de-sac, on an elevated site enjoying fine panoramic views of Loch Linnhe and the Conaglen and Corpach Hills. Constructed in 1981 the house has been continuously maintained and decorated to the highest standard and is presented in complete "walk-in" condition. The carpets, curtains and blinds and the Kitchen equipment are all included in the sale price.

The house is served by oil fired central heating with all radiators having separate thermostatic controls and the house is double glazed throughout. The property lends itself to use as either a large family home or could be used for the provision of "Bed & Breakfast" accommodation.

LOCATION – Roslin Seafield Gardens, Fort William, PH33 6RJ

Driving southwards from Fort William turn into Seafield Gardens just less than a mile from Fort William Town Centre. Follow the road through the original part of Seafield Gardens leading up to the more recent development. Roslin is on the left hand side.



ACCOMMODATION

Access to the property is by way of the tarmacadammed driveway leading from the public road. There is a carparking area to the front of the house giving access into the integral garage, with further carparking area to the side.

ENTRANCE VESTIBULE

The outer door (with mortise lock and partially glazed) gives access to a spacious vestibule measuring **1.5m x 1.35m (5'0" x 4'6")**. Leading off this is a deep fitted Cloakroom Cupboard with mirror fronted doors. Thereafter the inner glazed door gives access to the spacious Reception Hall. The Hall provides access to all of the Ground Floor accommodation with stairway leading to the Upper Floor. Understair Storage Cupboard. Radiator.

LIVING ROOM 6.85m x 4.6m (22'6" x 15'0")



This bright attractive room has front facing windows providing excellent view to loch and hills and rear patio doors giving access to the rear garden. In addition to the curtains the vertical louvred blinds on the patio doors are included in the sale. The Living Room has as a feature a natural (Yorkstone) stone fireplace with marble hearth. There are two radiators, two pendant lights with two matching wall lights.



DINING ROOM 3.8m x 3.2m (12'6" x 10'6")
Rear facing. Three-piece pendant light.
Radiator.



SITTING ROOM 4.2m x 3.75m (13'9" x 12'4")
Front facing with excellent views. Pendant
light. Radiator.



KITCHEN/BREAKFASTING ROOM
6.0m x 3.8m (19'8" x 12'6")
The fully fitted and equipped Kitchen has
twelve base units and three four-drawer units
with round edged worksurfaces and twelve wall
mounted units including three glass-fronted
display cabinets and a wine bottle rack. White
coloured sink with midi-sink and mixer tap.

The Hotpoint integral oven and extractor and
ceramic hob with four rings and hotplate are
included in the sale, as are the Hotpoint
washing machine, Hotpoint freezer, Hotpoint
fridge and Hotpoint dishwasher. The Myson oil
burner is situated in the Kitchen. Radiator.
Rear access door leads out to the rear garden.



TOILET 2.0m x 1.5m (6'7" x 4'11")
Fitted with whb and wc the Toilet has half tiling
on two walls. Radiator. Usual fitments.

UPPER FLOOR

The stairway leads from the Reception Hall via
a half-landing to the Upper Floor. The stairwell
is cedar-clad and there is a Velux window
above the stairwell. The upper landing has a
fitted Linen Cupboard containing the hot water
tank and shelved and there is access to the
attic by way of a Ramsay sliding ladder.



MASTER BEDROOM

4.5m x 3.95m extending to 5.4m
(14'9" x 13'0" extending to 17'9")
The front facing room has a range of seven
fitted wardrobes (three of them are mirror
fronted). Radiator.



The **En-suite Bathroom** measuring **2.9m x 1.8m (9'5" x 5'10")** has a panelled bath with mains operated shower and showerscreen, whb, wc and bidet. Half tiling on two walls and fully tiled on remaining walls. Radiator.

BEDROOM 2 **3.8m x 2.6m (12'6" x 8'7")**
Rear facing. Radiator.

BEDROOM 3 **3.8m x 3.6m (12'6" x 11'10")**
Range of fitted furniture, being four fitted wardrobes with four fitted cupboards above. Radiator.

BEDROOM 4 **3.85m x 3.4m (12'8" x 11'2")**
Front facing. Fitted wardrobes with cupboards above on one wall. Access into eaves for further storage. Radiator.

BATHROOM **2.6m x 2.1m (8'7" x 6'11")**
Full suite comprising panelled bath with Triton electric shower and concertina showerscreen, whb and wc. Fully tiled on two walls. Radiator and usual fitments.

INTEGRAL GARAGE

The integral Garage has internal measurements of 7.0m x 4.6m (23'6" x 15'2") and has an automatic door for vehicular access with separate pedestrian door. Electric lighting and electrical points. There is a storage area above the Garage accessed by a ladder.

EXTERNALLY

The garden grounds are attractively and well laid out. The front garden is mainly under grass sloping down from the house to the boundary wall and with some mature shrubs and trees to the side. The rear garden is again mainly under grass but also with rockery with low-level plants and shrubs, and extends up to the rear boundary fence with open croftland beyond. Again, the rear garden has a variety of mature shrubs and trees including birch, ash, oak, beech and hazel.



To one side of the house there is a carparking area and the fuel bunker is situated here with the heavy duty plastic oil tank also situated in the side garden.

To the other side of the house (west) there is a paved patio area ideally located to take advantage of the sun in the evenings and the views to the loch and hills.



EXTRAS – The carpets, curtains and blinds and the Kitchen equipment all as previously mentioned are 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 £325,000 are sought.

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

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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.