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TOWER RIDGE HOUSE, TORLUNDY, FORT WILLIAM



**Superior detached four-bedroomed dwellinghouse,
in stunning location**



FIXED PRICE £450,000

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Recently renovated to a very high standard Tower Ridge House sits on an elevated site, extending to approximately 0.6 hectares, with arguably one of the best views in Lochaber. An uninterrupted panoramic view of Aonach Mor with Nevis Range ski slopes, Aonach Beag, the north-face of Ben Nevis and Melantee dominate and adds to the desirability of the property. A spacious home recently renovated to a very high standard this property must be seen to be appreciated. The driveway sweeps up off the main road to the rear of the property which gives access to both Garages and the front and back doors.

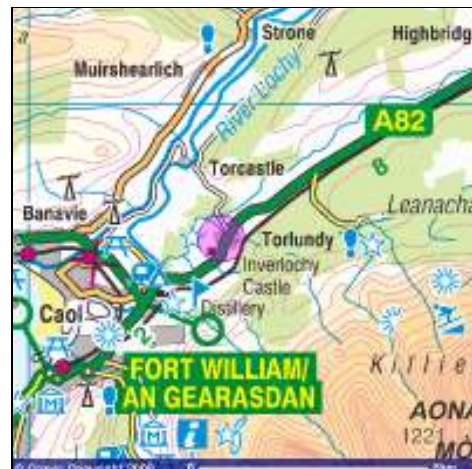
With no expense spared, the current proprietors have renovated the property to a “five star self-catering rated” standard. The combination of natural materials and modern lighting and appliances works extremely well giving that instant “wow” factor. With oak flooring, internal doors and finishes throughout, granite work surfaces and feature slate wall and “island” hearth.

Fort William is a short drive away on the A82 or by using the recently completed Fort William-Torlundy cycle way which crosses the foot of the drive. The long-awaited cycleway provides a safe route to the High School and town, as well as accessing the many leisure facilities in the vicinity, be that the golf course or the North Face of Ben Nevis! Fort William provides all the usual amenities of a town of that size, namely schooling, supermarkets, high street shops, hospital, medical centre,

dentists, banks, licensed premises etc. As befitting the “Outdoor Capital of the UK” the area offers many opportunities to enjoy the outdoors be that a leisurely walk through Leanachan Forest, which can be reached from the property or undertaking an extreme outdoor activity such as downhill mountain-biking – the UCI World Cup Downhill course can be seen from the property.

LOCATION – Tower Ridge House, Torlundy, Fort William, PH33 6SN

On leaving Fort William Town Centre travel north on the A82 towards Spean Bridge. Approximately one mile beyond its junction with the A830 you will reach Torlundy. Immediately after the Factors Inn, on the left, take the next turning right, being the drive into Tower Ridge House.





ACCOMMODATION

Covered Porch leading to front door into Entrance Hall, leading through glazed door into **open-plan living space (8.9m x 7.5m)** comprising Lounge space, Dining space and brand new Kitchen area, picture windows and French doors with stunning views to Tower Ridge, Ben Nevis and Aonach Mor ski slopes. Solid oak flooring and carpeted. Feature slate wall. Living flame gas fire housed in "island" hearth. French doors to patio area. Feature wall lights. **Kitchen** comprising marble worktop, built-in gas hob, oven and extractor fan, built-in double fridge, built-in wine cabinet. Door off to **Utility Room** with ample floor and wall units (**2.3m x 3.4m**). Space for dishwasher, washing machine and fridge freezer. Single drainer stainless steel sink. Door off Utility Room to **Shower Room (2.2m x 1.4m)**. White three-piece suite, shower cabinet with thermostatic shower, towel rail. Corridor off to bedrooms.



BEDROOM 1**(2.8m x 3.8m)**

Window to south-west overlooking patio area.
En-suite Shower Room (1.2m x 2.6m)
 Comprising large shower unit, shower cabinet, wash-hand basin, wc and heated towel rail.

**BEDROOM 2****(4.0m x 3.75m)**

Window to south-west overlooking patio area.
En-suite Shower Room (2.1m x 3.0m)
 Comprising shower cabinet, wash-hand basin, wc and heated towel rail.

BEDROOM 3 (Master Bedroom) (4.7m x 3.0m)

View over garden and driveway. **En-suite Shower Room (2.8m x 2.4m)** Comprising corner bath, shower cubicle, wash-hand basin and vanity unit and wc. Frosted glass window to side.

**BEDROOM 4****(3.0m x 4.0m)**

Window overlooking garden and driveway.
En-suite Shower Room (1.4m x 1.8m)
 Comprising shower cubicle, wash-hand basin and wc.



EXTERNALLY

Two Garages both with power and light. Separate Storage Cupboard comprising central heating boiler and cylinder. Extensive garden grounds extending to approximately 1.5 acres.

EXTRAS – Fully furnished to a high standard throughout. All furnishings are included in the sale price.

SERVICES – Drainage to a septic tank within the boundaries of the property. Private water although a mains connection will shortly be installed. Mains electricity. Bottled gas.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Fixed Price £450,000 are sought.



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

McIntyre & Company
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PH33 6AT
T. 01397 703231
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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.

