

8, SUTHERLAND AVENUE, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



Spacious detached, three bedroom bungalow

Enjoying views towards Loch Linnhe and the Conaglen Hills.

Oil Fired Heating / Modern Double Glazing / Excellent storage

Off street parking / Attractive and neatly kept garden

Walking distance of the Town Centre and Primary School

Energy Performance Rating D-56 / Tenure is freehold

Council Tax Band E / Fire safety compliant



**OFFERS OVER
£220,000**

DESCRIPTION

McIntyre & Company are delighted to bring No 8 Sutherland Avenue to the market. This spacious detached bungalow spans approx. 107sq m and was built around 1974. The bungalow is situated in a popular residential area of Fort William within walking distance of the town centre and the Primary School. There is a bus stop in Sutherland Avenue with transport links to the High School and Medical Centre.

Most of the windows in the bungalow provide an attractive outlook incorporating views towards Loch Linnhe and the surrounding hillside or over the neatly kept and attractive garden. In addition to its convenient location the property benefits from spacious living accommodation, excellent storage, modern PVCu double glazing, oil fired heating which has a new double skin tank (installed 2022), neutral décor through-out and the property is fire safety compliant.

To the rear is a modern fitted kitchen-diner complete with a variety of wall, drawer and base units to include a large unit and two corner carousels all with a pull out storage system. Integrated appliances include a double oven, hob and extractor. The dining area has adequate space to accommodate a table and 6 chairs. There is a utility off the kitchen that currently houses the washing machine but has space for additional appliances.

All of the bedrooms have double door built in cupboards with hanging rails, shelf and benefit from an attractive outlook.

EPC d-56 / Tax Band E / Tenure is Freehold

DIRECTIONS 8, Sutherland Avenue, Fort William, PH33 6JT

From the West End roundabout turn into Lundavra Road. From Lundavra Road continuing up the hill until passing the entrance driveway for the School, take the next left into Sutherland Avenue, No 8 is on the right hand side just before the bus stop on the left.

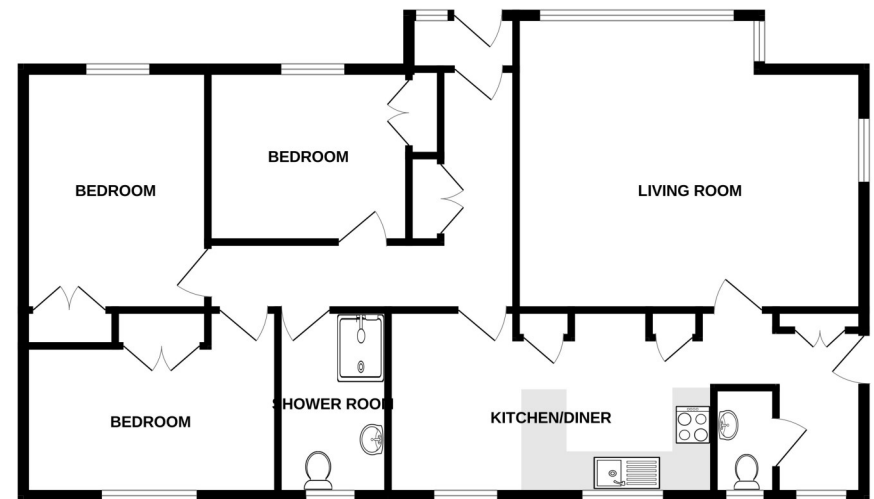
LOCATION/AMENITIES

Conveniently located in a peaceful area on the outskirts of Fort William but within easy reach of the town centre. Lundavra Primary School is within walking distance and a small but well stocked village shop is a short drive from the property. Sutherland Avenue is on the bus route to the Town Centre with links to the Medical Centre and Lochaber High School.

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK.” The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

ACCOMODATION COMPRISES

Entrance Porch, Inner Hallway, Lounge-Diner, Kitchen-Diner, Utility, W.C, Shower room and Three Bedrooms.



Entrance Porch 1.89m x .79m (6'02"x 2'07")

Tiled flooring and access to further lockable door leading into the hallway

ENTRANCE HALLWAY 4.01m x 1.41m (13'01" x 4'07") and 3.89m x 1.10m (12'09" x 3'07")

"L" shaped hallway with double door storage cupboard and carpet flooring. Access to the loft. Carpet flooring.

LOUNGE-DINER 5.98m x 4.02m (19'07" x 13'02")

Bright and spacious room with dual aspect windows that afford the room with plenty of natural daylight and provide views towards Loch Linnhe and the Conaglen Hills. Carpet flooring. Unused open fire place.

KITCHEN-DINER 5.92m x 2.98m (19'05" x 9'09")

Rear facing with vinyl flooring. Access to utility, W.C and rear garden.

UTILITY 2.96m x 1.28m (9'08" x 4'02")

W.C 1.82m x .97m (5'11" x 3'02")

BEDROOM 3.84m x 2.94m (12'07" x 9'07")

Front facing enjoying lovely loch and hillside views. Built in cupboard and carpet flooring.

BEDROOM 4.01m x 2.53m (13'01" x 8'03")

Rear facing, built-in cupboard and carpet flooring.

BEDROOM 3.18m x 2.82m (10'05" x 9'02")

Front facing room with laminate flooring.

SHOWER ROOM 2.93m x 1.80m (9'07" x 5'10")

Modern shower room with wet wall finish, PVCu panelled ceiling with spot lights, extractor, fitted mirror with stepped storage system to the side, shaver socket. Shaped walk in shower cubicle, W.C, wash hand basin with vanity units below, vinyl flooring and heated towel rail.



EXTERNALLY

The property sits on an elevated spot and benefits from substantial garden grounds that wrap around the perimeter of the bungalow. There is a long tarmac drive for off street parking.

A gate to the side provides access into the front and rear garden. The front garden is beautifully tended with shrubs and has a good size lawn with steps at either end that provides access to a long timber decking area. The front is relatively private due to its elevation and shrubbery.

The rear is tiered with areas of patio and lawn all bounded by pretty flowers, shrubs and plants. There are two timber sheds, a greenhouse, patio with seating, outside lights and a tap.



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