

6 BUTE PLACE, UPPER ACHINTORE, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



Detached, two storey family home

Three bedrooms, Two Double and a Single Box Room

Enjoying views towards Loch Linnhe and the surrounding hillside

Partial Double Glazing / Electric Heating / Garage

Within walking distance of the local Primary & Nursery Schools

Freehold property

Tax Band C

EPC E:39

OFFERS IN THE REIGON OF

£128,000

£7000 LESS THAN HOME

REPORT VALUATION!

DESCRIPTION

McIntyre & Company are delighted to bring 6 Bute Place to the market. This is a spacious three bedroom detached family home that enjoys restricted views towards Loch Linnhe and the surrounding hillside.

There is a combination of single and double glazed windows, electric heating system and back to board flooring through-out with the exception of the shower room. The property is bright and spacious and benefits from a garage.

The property is in need of some upgrading, however, it should be noted that this work has been taken into consideration for the home report valuation.

This freehold property was built around 1980 and spans approximately 82sq m. Council Tax Band is C and the Energy Performance Rating is E:39

It should be noted that any appliances have not and will not be tested and are sold as seen.

ACCOMMODATION COMPRISES

GROUND FLOOR: Entrance Porch, Inner Hallway, Lounge & Kitchen.

FIRST FLOOR: Two Double Bedrooms, Single Box Room and Shower Room.

DIRECTIONS: 6 Bute Place , Fort William, PH33 6UT

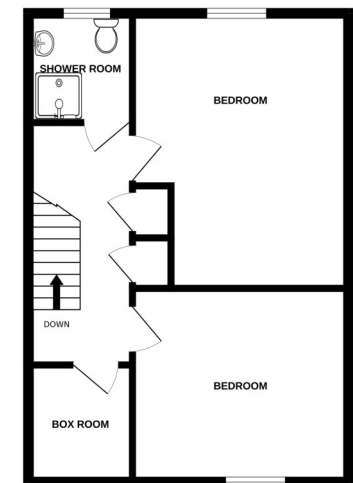
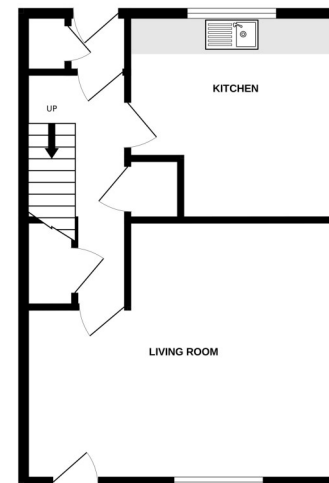
From the town centre head to the West End roundabout and take the 1st exit onto Lundavra Road, follow the road up the hill and take the third turn on the left sign posted for 'Connochie Road' Follow the road up the hill and bear immediate left into Dunbarton Road. Bute Place is just past the parking spaces on the left. No 6 is the 2nd property on the right as you go into Bute Place. Parking may be restricted and therefore it is suggested that prospective buyers use the parking bays on Dunbarton Road.

LOCATION/AMENITIES

Situated within walking distance of Lundavra Primary and Nursery School as well as the Town Centre. There is a regular bus service that operates from just below Bute Place that travels to and from Fort William's town centre with links to the High School and Medical Centre.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK". There are extensive facilities to include a hospital, mainline railway station with links to Edinburgh, Glasgow, Mallaig as well as the overnight sleeper to London. There is a bus station, cinema, supermarkets, a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.



Entrance Porch .90m x .85m (2'11" x 2'09")

Storage cupboard.

Inner Hallway 3.65m x .91m (11'11" x 2'11")

Two storage cupboards and additional understairs storage.

Lounge 5.37m x 3.74m (17' 07" x 12' 03")

Spacious rear facing lounge that overlooks the garden. Access to rear garden.



Kitchen 3.63m x 3.50m (11' 11" x 11' 05")

Front facing with a small variety of wall, drawer and base units. Loch and hillside views.

FIRST FLOOR

Two storage cupboards one with shelving and the other houses the water tank.

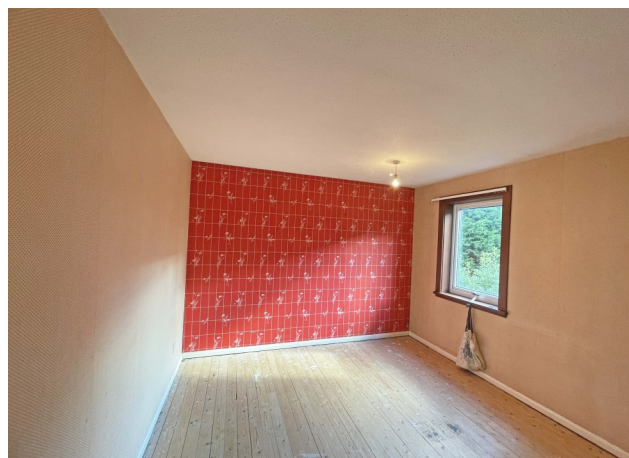
Bedroom 4.17m x 3.38m (13'07" x 11'00")

Front facing enjoying loch and hillside views.



Bedroom 3.51m x 3.23m (11'06" x 10'07")

Spacious rear facing room.



Box Room 2.05m x 1.78m (6'08" x 5'09")

Single room that could be utilized for storage or an office space.

Shower Room 1.87m x 1.66m (6'01" x 5'05")

Shower cubicle, W.C, wash hand basin and vinyl flooring,



EXTERNALLY

To the rear is a small garden which is predominately gentle sloping soil bounded by a variety of shrubs and plants. Access to the rear garden can be taken from public steps off Dunbarton Road that lead down alongside 6 Bute Place.

Access to the front is an immediate right on entering Bute Place and down approx 4 small steps. The private garage is the one that sits closest to the property.



REAR GARDEN



VIEW FROM PUBLIC CAR PARK NEARBY

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These particulars 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.

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