

6, CABERFEIDH, FASSIFERN ROAD, FORT WILLIAM.



mcintyre & co
Solicitors & Estate Agents



Superb Guest House spread over three floors

Elegant, extended guest house

Set in prime location

Independent private owner's accommodation

Three en-suite letting rooms

Potential to expand and develop business

Two off street parking spaces + option to purchase parking permits

Within walking distance of town centre amenities

Tenure is Freehold / Current Council Tax Band is F.

Energy Efficiency Rating E:46

The vast majority of the content can be included in the sale price

GUIDE PRICE

£360,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 6, Caberfeidh to the market. Situated in a highly sought-after location in the heart of the Outdoor Capital of the UK. No 6 Caberfeidh is an elegant, extended villa that is generously proportioned throughout and is in a superb position above the town centre.

This semi detached villa is split over 3 levels and incorporates 3 en-suite letting rooms and an independent owners apartment.

This is a property with a warm and homely feel currently trading as a successful Guest House operated by owners Jim & Wilma for around 33 years. With its repeat business No 6 has earned itself a fine reputation with visitors and locals alike. The three letting rooms are currently available from Easter until 31st October and with full capacity trading and enhanced marketing we, the agents feel there is great scope to expand on this already impressive business. Business accounts will be made available strictly **after** a successful viewing has taken place. The sale will include the vast majority of the contents to enable the next purchaser to use the property for immediate letting.

The property is Freehold listed / Council Tax Band F / Energy Performance Rating is E:46 / Oil Fired Heating / Double Glazing / Fully floored attic with drop down ladder.

LOCATION/AMENITIES

Fort William is the main district town of Lochaber and is 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 Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen. The town has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre, bus station and railway station with links to Mallaig, Inverness, Glasgow and Edinburgh as well as the over-night sleeper to London.

DIRECTIONS, 6, Caberfeidh, Fassifern Road, Fort William, PH33 6BE.

From Fort William’s Viewforth Carpark (behind McIntyre & Company’s High Street premises). Walk uphill to the top of Bank Street passing the Stables Restaurant and turn left onto Fassifern Road. No 6 is the end property on the left.

For viewings please note that most of the parking in this area of Fassifern Road is for permit holders only. The car park is free for 30minutes but you **must** obtain a parking ticket from the meter.

There is off street parking for two vehicles and three on-street parking permits currently available for visitors/guests.

Ground Floor:

Entrance Porch – 2.09m x 1.45m

Inner Hallway

Fitted kitchen-breakfast room and cosy sitting room.

Kitchen area 2.59m x 2.46m

Breakfast area 3.94 x 3.81

Cosy sitting room — 3.52m x 2.89m

Guests' Accommodation

A total of three letting rooms, (1 ground floor en-suite shower room, 2 first floor en-suite shower rooms)

Bedroom 1 – 4.01m x 3.93m

En-suite – 2.15m x 1.16m

First Floor:

Bedroom 2 – 4.05m x 3.07m

En-suite – 2.19m x 1.97m

Bedroom 3 – 3.89m x 3.81m





Private Accommodation

Located in the basement area of the property, cosy sitting room with sliding doors that provide direct access to the garden and parking.

Large fitted kitchen with built in oven, hob and extractor chimney.

Spacious bedroom with built in wardrobes and tiled flooring.

Modern, shower room with wet wall finish, heated towel rail, tiled flooring and access to large cupboard/utility area.

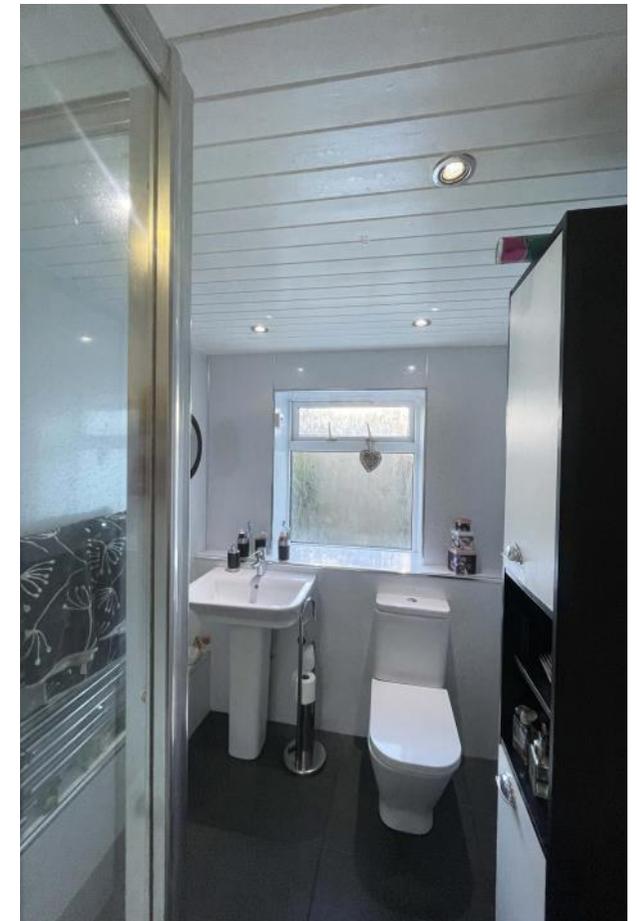
Bedroom – 6.05m x 3.72m

Kitchen – 3.75m x 3.63m

Sitting room – 3.54m x 2.89m

Shower Room - 2.46m x 1.76m

Utility/Storage area – 1.69m x .93m





View from Bedroom



Ben Nevis, with its footpaths are a short drive from the property

EXTERNALLY:

There is a pretty frontage that is well signposted and has a variety of stone planters. The off street parking has space for two vehicles and currently 3 parking permits are available for visitors/guests. There is a seating area down the side, an outside water tap and a large timber shed .

General Information

Services:

Mains water, electricity and drainage are connected to the property.

Oil fired heating, double glazing, fire doors, fire alarm and smoke detectors and a recent electrical safety check to the property.

Highland Council Tax Bands F

There is a fully floored attic with drop down ladder.

The Guest House currently has a contract with "Free to book" and "Booking.com" for marketing and reservation purposes in addition, they have their own website. Access to rooms are from 2pm.

Although a license application has been submitted inline with the new legislation requirements it should be noted that any new owner would be required to reapply for the guest house licence in their own names.

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