

13 MELANTEE, CLAGGAN, FORT WILLIAM.



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Solicitors & Estate Agents



Fabulous, extended Three Bedroom semi
Beautifully finished and in excellent order
Lounge with feature wood burning stove
Modern, Kitchen with breakfast bar
Enjoying attractive hillside and treeline views
Fire Safety Compliant
Double Glazing / Oil Fired Central Heating
Off Street Parking for several vehicles
Large Detached Garage / Tenure is Freehold
Energy Performance Rating D:56 / Tax Band C

GUIDE PRICE:
£220,000

DESCRIPTION

McIntyre & Company presents 13, Melantee to the market. This is a fabulous, extended semi-detached property that was built around 1954 and spans approximately 88sq m. Offering spacious living accommodation in a modern and well presented home.

In addition to its convenient location the property benefits from a spacious lounge with feature wood burning stove. A modern fitted kitchen with breakfast bar and wood flooring. Quality fitted carpet has been laid to all bedrooms and both stair cases. A walk in cupboard in the converted 2nd floor bedroom has a hanging rail and lighting. The modern and fully tiled bathroom has a corner bath with shower over.

Further benefits include, double glazing, oil fired heating, quality fitted internal doors through-out, fire safety complaint to meet current regulations, off street parking and views towards Melantee and the surrounding hillside.

There is a low maintenance mono-block garden, a detached garage, timber shed and a large polycarbonate veranda with pulley.

Energy Performance Rating D:56 / Tenure is Freehold / Council Tax Band C

This is an ideal opportunity for a first time buyer as the property is in virtually walk in condition. Viewings come highly recommended.

LOCATION/AMENITIES

The Village of Claggan is approximately 1 mile North of Fort William and there is a regular bus service to and from the town centre. Claggan has as well stocked village shop within walking distance of the property.

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, bus station, cinema, supermarket and 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.

DIRECTIONS 13 Melantee, Claggan, Fort William, PH33 6PY.

From Fort William head North on the A82 take the second right turn into Claggan (after the traffic lights). Follow the road taking the second turning left onto Melantee. No 13 is the 4th semi after the bus stop on the left hand side.

ACCOMMODATION COMPRISES:

Ground Floor: Entrance Porch, Inner Hall, Lounge and Kitchen.

First Floor: Two Bedrooms and Bathroom. **Second Floor:** Bedroom.



ENTRANCE PORCH 1.65m x 1.24m

Double Glazed PVCu front door with pine clad walls, ceiling and tiled floor.

LOUNGE 4.35m x 3.97m

Bright & spacious, front facing lounge with a large window that affords plenty of natural daylight to the room and provides lovely hillside views. Feature wood burning stove with solid wood plinth above. Carpet flooring.



KITCHEN 5.26m x 2.18m

Sleek fitted kitchen with breakfast bar. Integrated oven, calor gas hob and extractor chimney. Wood flooring. Large understairs storage cupboard with light and shelving.



FIRST & SECOND FLOOR: LANDING/STAIRS

Split level stairs with quality fitted carpet flooring. Attractive spindle and post stairway and wood flooring to landing.

BATHROOM 2.12m x 1.62m

Modern bathroom comprises: Corner bath with shower and side screen over, wash hand basin with vanity cupboard below, W.C, radiator, fully tiled floor and walls.



BEDROOM 1 3.41m x 3.20m

Rear facing. Quality fitted carpet flooring. Cupboard with shelving houses the water tank.



BEDROOM 2 3.15m x 2.87m

Attractive hillside views. Quality fitted carpet flooring.



BEDROOM 3 4.57m x 3.45

Velux windows with fitted blinds provide lovely treeline and hillside views. Quality fitted carpet flooring.



WALK IN CUPBOARD: 1.80m x 1.08m

With hanging rail, lighting and carpet flooring.



EXTERNALLY

The front garden has open access and parking for 2/3 vehicles. To the one side is a wall and to the other a fence. There is further parking for approx 3 vehicles down the side of the property if required.

The garden is completely low maintenance and incorporates a small discreet patio seating area at the front that is obscured by a low level wall with decorative railing on top.

Attractive mono-block paving has been used at the front, side and rear of the property.

To the rear is a detached garage measuring approximately **6.15m x 3.06m** with power, lighting, concrete floor, storage cupboards and overhead storage. There is also a timber shed and a substantial polycarbonate style veranda with hoisted clothes pulley. The rear garden has gated access onto a public pathway which is barely used but leads to Claggan Industrial Estate. The oil tank is enclosed and discreetly hidden behind the garage.



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