

4 ANGUS CRESCENT, FORT WILLIAM

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Solicitors & Estate Agents



Appealing three bedroom mid-terrace house

Elevated position enjoying hillside views

Open plan style Lounge-Kitchen-Diner / Utility Area

First floor family Bathroom and ground floor W.C

Double Glazing / Electric Heating / Good Storage

In popular residential location

Within walking distance of Fort William Town Centre and on a bus route

A short walk to the local primary and nursery school

Fire safety compliant / Energy Performance Rating E:48

Council Tax Band C / Tenure—Freehold

Ideal purchase for first time buyer/buy to let or family home



GUIDE PRICE

£145,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 4 Angus Crescent to the market. The property was built around 1974 and spans approx. 86sq m.

This is a desirable and spacious mid-terrace property that has an elevated position enjoying hillside views and forms an ideal family home, a great opportunity for a first time buyer or as a buy-to-let investment.

The property benefits from spacious living accommodation to include an open plan style lounge-kitchen-diner and a utility area. The dining area has large sliding patio doors that flood the room with plenty of natural daylight and lead out to the rear garden and patio. The fitted kitchen has a variety of wall, drawer and base units that include a glass fronted display cabinet. The cooker, hood and fridge-freezer are included in the sale price.

In addition to its convenient location, this bright and spacious family home further benefits from a ground floor W.C and a first floor family bathroom. It has electric heating, double glazing and good storage through-out. The property is fire safety compliant with interlinked alarms and has an energy performance rating of E:48, Council Tax Band is C and the tenure is freehold

There is a neatly kept front and rear garden.

DIRECTIONS: 4 ANGUS CRESCENT, FORT WILLIAM, PH33 6TY

At the West End roundabout take the exit onto Lundavra Road until reaching signs for Connochie Road, turn left onto Connochie Road continuing up the hill bearing right onto Ross Place and continue bearing left onto Lochaber Road. Angus Crescent is the 2nd left and number 4 is the 2nd house on the right hand side.

LOCATION/AMENITIES

Situated in a sought after location and within walking distance to Lundavra Primary and Nursery School and the Town Centre. A regular bus service operates to and from Fort William's town centre and the medical centre. The bus stop is a short walk from the property and a well stocked Spar shop in Grange Road which has public parking.

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 Great Glen Way, Ben Nevis and Glen Nevis. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

Accommodation Compromises:

Ground Floor: Inner Hallway, Lounge-Kitchen-Diner and W.C.

First Floor: Family Bathroom and Three Bedrooms.

HALLWAY 2.94 x 1.36

Understairs storage cupboard, co-ordinated carpet flooring to hall, stairs and landing.

LOUNGE AREA 3.77m x 3.50m / KITCHEN AREA 2.88m x 2.10m

DINER AREA 4.51m x 2.76m

Bright and spacious room with window to the front elevation providing lovely hillside views. The fitted kitchen has a variety of wall, drawer and base units that include a glass fronted display cabinet and corner carousels. Sliding patio doors are situated in the dining area and lead into the rear garden. There is carpet flooring to the lounge and dining area and tile effect vinyl flooring to the kitchen area.

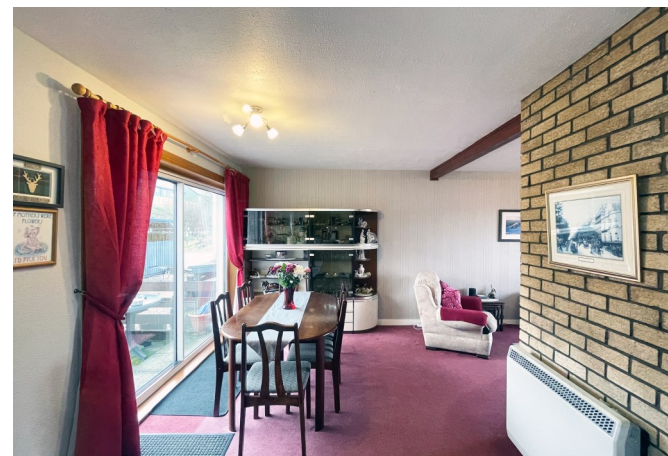
UTILITY AREA 1.12m x .62m

A large cupboard with storage, plumbing and electric supply houses the washing machine and tumble dryer.



W.C 1.82m x 1.28m

Wash hand basin with tiled splashback, W.C and vinyl flooring.



BATHROOM 2.96.m x 1.49m

Bath with shower and side screen over, wet wall finish to the bath area, wash hand basin with tiled splashback, heated towel rail and tiled flooring.



BEDROOM 3.52m x 3.85m

Front facing enjoying lovely hillside views, built in cupboard with shelf that houses the water tank. Double door built in cupboard with hanging rail and shelf. Carpet flooring.



BEDROOM 3.14m x 2.95m

Rear facing, double door built in cupboard with hanging rail and shelf. Carpet flooring and hillside views.



BEDROOM 2.92m x 2.91

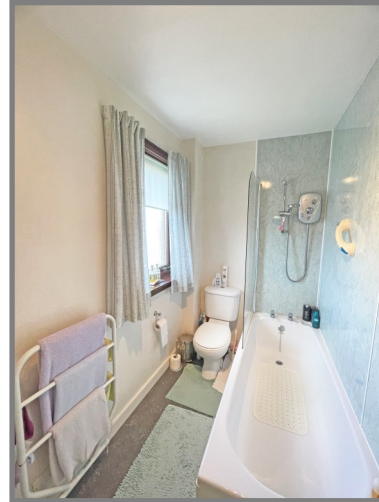
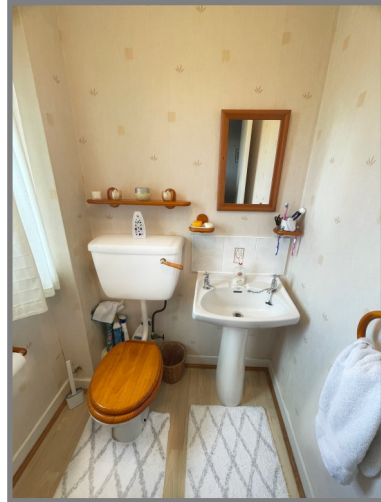
Rear facing, single built in cupboard, carpet flooring and hillside views.



EXTERNALLY

There is stepped access leading to the front garden that is fenced and mainly grass with a small variety of shrubs.

The rear garden is fully fenced with gated access leading to a public pathway. The area is predominately patio slab with seating. It should be noted that the small caravan will be removed prior to sale.



VIEW FROM LOUNGE



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