

58 LUNDAVRA ROAD, FORT WILLIAM



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Solicitors & Estate Agents

Appealing 1st floor flat in popular residential location

Enjoying fabulous views towards Loch Linnhe and the Conaglen hills

Bright and spacious with three bedrooms

Option for open plan style Lounge, Kitchen - Diner

Utility Room / Bathroom / W.C

Modern Double Glazing / Electric Heating / Good Storage

Communal garden with drying green and private shed

An excellent Energy Performance Rating of B:81

Fire safety compliant

Council Tax Band C / Tenure—Freehold

Short walk to the local primary and nursery school

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

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

GUIDE PRICE

£140,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 58 Lundavra Road to the market. The property was built around 1974 and spans approx. 77sq m

Situated in an enviable, elevated position enjoying fantastic views over Loch Linnhe and the Conaglen Hills. This is a well presented property offering a fabulous opportunity for a first time buyer, buy to let or family home.

The layout to the front lends itself to open plan style living if desired, with separate access doors off the hall leading into the kitchen and lounge and a sliding door dividing the two rooms but left open the two rooms almost become one. The property benefits from spacious accommodation to include a fitted kitchen-diner with integrated oven, hob and extractor. A full size dish-washer and large fridge freezer will be included in the sale price. There is a bathroom with a shower over the bath, separate W.C and three good size bedrooms. In addition to its convenient location, this bright and spacious flat is fire safety compliant and has an excellent energy performance rating of B-81. There is electric storage heating, modern double glazing, a good size utility with plumbing and electrics and good storage through-out.

Council Tax Band C / Tenure—Freehold

Enhancements to the outside of the building include rendered walls, insulation, roof and windows. The private shed situated alongside the building has a new roof and door. There is a communal garden, shared drying green and ample parking is located at the rear.

LOCATION/AMENITIES

Situated in a sought after location just a short walk to Lundavra Primary and Nursery School and the Town Centre. A regular bus service operates to and from Fort William's town centre and medical centre. The bus stop is outside the property on the main road as is a well stocked Spar shop that 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.

DIRECTIONS: 58, LUNDAVARA ROAD, FORT WILLIAM, PH33 6LA

From the town centre head South to the West End Roundabout, at the roundabout take the first exit onto Lundavra Road. The property is approximately a 1/4 of a mile from the roundabout on the left.

There is substantial parking to the rear of the flats by taking the left turn onto Connochie Road and thereafter the first left onto Dunbarton Road where you will find shared parking.

Accommodation Compromises: Inner Hallway, Lounge, Fitted Kitchen, Bathroom, W.C, Utility and Three Bedrooms.

HALLWAY

"L" shaped hallway with built-in storage cupboard and access to utility. Carpet flooring.

LOUNGE 4.40m x 3.81m

Bright and spacious room with large window to the front elevation providing lovely loch and hillside views. Carpet flooring.

KITCHEN-DINER: 4.41m x 2.98m

Fitted kitchen with a variety of wall, drawer and base units, which include integrated oven, hob and extractor. Three louver door storage cupboards, one houses the water tank. The dishwasher and fridge freezer are included in the sale price. Vinyl flooring.

UTILITY / WALK IN STORE CUPBOARD

Currently used for storage and a utility. There is plumbing and power to house white goods. White goods are not included in the sale price.

BATHROOM 1.73m x 1.61m

Shaped bath with shower and side screen over, wash hand basin with vanity cupboard below and tiled flooring.

W.C 1.73m x .99m

Wash stand with basin, W.C and tiled flooring.

Each of the bedrooms are rear facing and have carpet flooring and storage heating.

BEDROOM 3.56m x 3.5m

Built in cupboard with hanging rail and shelf.

BEDROOM 3.56m x 2.87m

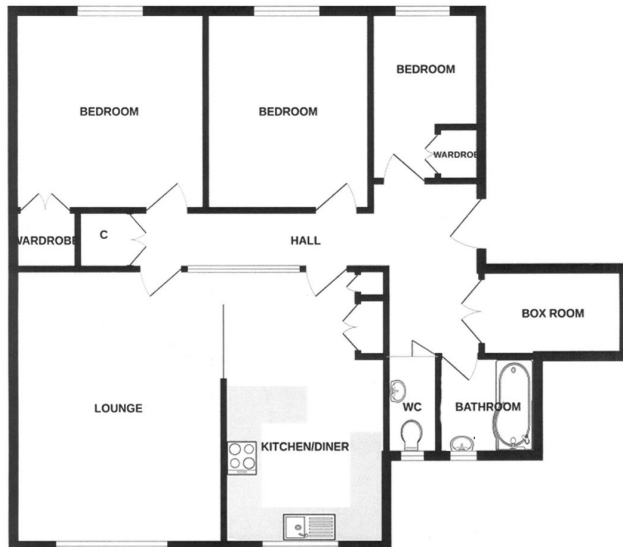
BEDROOM 3.56m x 2.11

The bed with futon and work station will be included in the sale price. Built in cupboard with hanging rail and shelf.



EXTERNALLY

There is a shared garden to the rear with drying green. The garden is laid mainly with lawn with a small variety of trees and shrubs. To the front is a flagstone paved area, a lovely spot to sit and enjoy the fabulous loch and hillside views. No 58 has a private shed with a new roof and door that is situated alongside the building. Parking is located to the rear of the property.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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