

# 53, LOCHIEL ROAD, INVERLOCHY, FORT WILLIAM

**mcintyre & co**  
*Solicitors & Estate Agents*



Semi detached house in popular village location

Within walking distance of amenities which include Lochaber High School

Two double bedrooms

Solar Panels / Double Glazing

Modern storage heaters, thermostatically controlled.

Neatly kept front and rear garden with access to public path at the rear.

An excellent Energy Performance Rating C:73

Tenure is freehold / Council tax band C

Interlinked fire alarms.

Fantastic opportunity for a 1st time buyer

No chain, early date of entry is available.

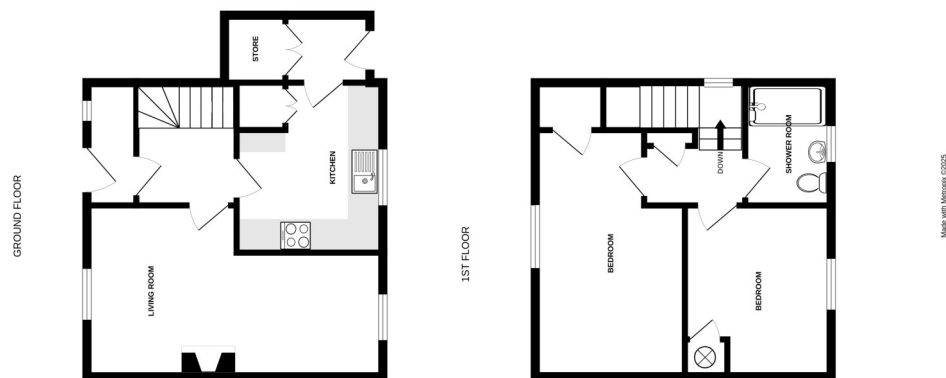
**GUIDE PRICE**  
**£190,000**

## DESCRIPTION

McIntyre & Company are delighted to bring 53, Lochiel Road to the market. The property was built around 1955 and spans approximately 73sq.m. This spacious two bedroom property benefits from generous living accommodation, good storage and is within walking distance of local amenities.

In addition to its convenient location further benefits include solar panels, double glazing, modern thermostatically controlled storage heaters, beautifully kept front and rear gardens with hillside views. The property is decorated with predominantly neutral colours and due to the size and location the property forms an ideal family home that would also appeal to first time buyers.

Accommodation Comprises: Kitchen, Lounge-diner, Two bedrooms, Utility area and Shower Room.



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.

## LOCATION/AMENITIES

Inverlochty is a popular and sought after village just 2 miles from the main town of Fort William. The property is a short walk from the Inverlochty Primary School and from a bus route into the town centre with links to the Medical Centre and Lochaber High School. There is easy access to the popular walks around Cow Hill, the West Highland Way and the Great Glen Way.

The area is generally serviced by the town of Fort William which lies on the banks of Loch Linnhe. Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. Fort William town is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way. There is a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station.

### DIRECTIONS: 53 LOCHIEL ROAD, INVERLOCHTY , PH33 6NR

Take the A82 North from Fort William, until reaching Nevis Bridge turn left. At the roundabout take a left into Inverlochty. Pass the primary school and Inverlochty square (the parking area), take an immediate right onto Lochiel Road. Following the road until the end and reaching a turning point. Number 53 is on your right hand side.



**ENTRANCE PORCH 2.42m x .98m**

Storage area that also houses the electric meter.

**INNER HALLWAY 1.78m x 1.38m**

Access to the first floor. Coordinated carpet flooring to hallway, stairs and landing.

**LOUNGE - DINER 5.82m x 3.34m**

A bright and spacious dual aspect room that enjoys hillside views. There is a redundant fireplace that is closed off. Carpet flooring.

**KITCHEN 3.39m x 2.87m**

A fully fitted kitchen with integrated oven & hob. A variety of wall, drawer, base units and small breakfast bar. Partial modern wall tiles above worksurface area. Cupboard with shelving. Vinyl flooring. Access to utility area.

**UTILITY AREA 1.46m X 1.40m**

Deep understairs store cupboard. Access to rear garden.

**FIRST FLOOR**

Cupboard with shelving. Access to loft.

**BEDROOM 1 4.54m x 2.82m**

Spacious double room enjoying attractive hillside views. Cupboard with shelving. Back to board flooring.

**BEDROOM 2 3.52m x 2.88m**

Another double room, cupboard with shelving houses the water tank. Back to board flooring.

**SHOWER ROOM 2.21m x 1.69m**

Walk in mobility shower unit with sliding door, wash hand basin and W.C. Predominantly wet wall finish to walls and vinyl flooring. Extractor fan and wall heater.





## EXTERNALLY

Beautifully tended front and rear gardens, each having gated access.

The rear garden has a small patio seating area that looks onto a predominantly grassed garden that is divided by a pathway. There is post and wire fencing to the rear screened by a couple of low level conifers and full fence panels to each side.

Outside light and timber shed with shelving. A small gate to the side separates the front and rear garden.

The front is part decorative stone chips and part bark with a central feature of coloured slabs providing a hardstanding for potted plants. There is a small border of plants and flowers to the front and side.



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

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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