

4, SUTHERLAND AVENUE, UPPER ACHINTORE, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents

Spacious detached bungalow

Situated in an elevated position

Enjoying hillside views and the loch

Three double bedrooms

Double Glazing

Electric Heating

Two reception rooms (separate dining room)

Excellent storage throughout

Garage and additional off street parking

Energy Performance Rating E:47

Tenure is freehold

Council Tax Band E

No onward chain and early date of entry is available

Within walking distance of the Town Centre

Lundavra Primary & Nursery School are around the corner

GUIDE PRICE
£200,000

DESCRIPTION

McIntyre & Company Solicitors & Estate Agents are delighted to bring 4 Sutherland Avenue to the market.

4 Sutherland Avenue is a spacious detached bungalow that is situated in an elevated position enjoying hillside views.

The property sits in an elevated position and windows to the front elevation provide an attractive outlook incorporating views towards the Conaglen hills. In addition to its convenient location the property benefits from spacious living accommodation, excellent storage, double glazing and has electric heating that is supplemented by a traditional open fireplace.

To the rear is a fitted kitchen complete with a variety of wall, drawer and base units. Adjacent is a good size dining room that has adequate space to accommodate a table and 4 chairs. Each of the bedrooms have double door built in cupboards with shelves and the two front bedrooms benefit from an attractive outlook with views towards the Hillside.

This spacious bungalow is in need of upgrading and it should be noted that the works required have been considered in the Surveyors home report valuation.

DIRECTIONS 4, Sutherland Avenue, Fort William, PH33 6JT

From the West End roundabout turn into Lundavra Road. From Lundavra Road continuing up the hill until passing the entrance for the School, take the next left into Sutherland Avenue, No 4 is slightly left of the junction.

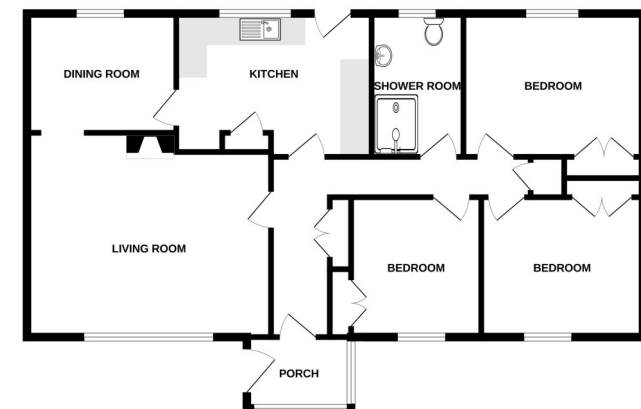
LOCATION/AMENITIES

Conveniently located in a peaceful area on the outskirts of Fort William but within walking distance or easy reach of the town centre. Lundavra Primary & Nursery Schools are round the corner. The property is within walking distance of a small but well stocked convenience store and on the bus route to the Town Centre with links to the Medical Centre and Lochaber High School. There are beautiful open countryside walks just 5 minutes walk from the property with numerous paths around Blarmachfoldach and the Cow Hill.

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 West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

ACCOMODATION COMPRISES

Entrance Porch, Inner Hallway, Lounge, Kitchen, Dining room, Shower room and Three Bedrooms.



ENTRANCE PORCH 2.04m x 1.84m

Tiled flooring.

INNER HALLWAY

"L" shaped hallway with two storage cupboards. Carpet flooring. Access to the loft.

LOUNGE 5.18m x 4.07m (into recess).

Bright and spacious room with large window to the front elevation that affords the room with plenty of natural daylight and views towards the Conaglen hills. Carpet flooring. Traditional open fire place that currently houses a free standing electric fire.



KITCHEN 4.54m x 2.87m

Spacious rear kitchen complete with a variety of wall, drawer, base units and vinyl flooring. Access to rear garden and hallway. Two storage cupboards one houses the water tank.

DINING ROOM 3.02m x 2.89m

Rear facing with direct access off the lounge and into the kitchen. Carpet flooring.



BEDROOM 2.94m x 2.89m

Front facing enjoying hillside views. Built in double door cupboard and carpet flooring.

BEDROOM 3.45m x 2.89m

Front facing with double door built-in cupboard. Carpet flooring.

BEDROOM 3.96m x 2.90m

Spacious rear facing room with laminate flooring recently installed

SHOWER ROOM 2.67m x 1.74m

Comprises a good size shower cubicle with wet wall finish, wash hand basin and W.C. Heated towel rail and vinyl flooring.



EXTERNALLY

The property sits on an elevated spot and benefits from garden grounds that wrap around the perimeter of the bungalow. The frontage has a partial sloping lawn surrounded by hedge and a variety of shrubs and plants.

There is a detached garage with private door to the rear and a driveway for additional off street parking.

A slab path leads to the rear of the garden where there are steps leading to a grass area surrounding by trees and shrubs that provide privacy from the neighbouring properties.

To the side is a patio seating area that forms a pleasant spot for outdoor dining.

There is a coal bunker and two timber sheds.



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

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.

[ARE YOU LOOKING FOR PROPERTY FOR SALE IN FORT WILLIAM ?](#)

Check out our website www.solicitors-scotland.com



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam