

12 ROXBURGH PLACE, LOCHVIEW ESTATE, FORT WILLIAM

MCINTYRE & COMPANY
SOLICITORS & ESTATE AGENTS



Three bedroom semi-detached bungalow

Beautifully presented and in immaculate walk-in condition

Many upgrades that include new roof, kitchen and shower room

Oil Fired Heating / Double Glazing

Excellent storage throughout

Well maintained garden to front and rear

Elevated decking

Long driveway for off road parking

Lovely views towards Loch Linnhe & the Conaglen Hills

A good Energy Performance Rating D:60

Tenure is freehold / Council Tax Band D

Quiet Cul-De-Sac location

Within walking distance of the Town Centre and bus stop nearby

Some of the content is available by separate negotiation



GUIDE PRICE
£245,000

DESCRIPTION

McIntyre & Company Estate Agents & Solicitors are delighted to bring 12 Roxburgh Place to the market.

12 Roxburgh Place is a splendid semi-detached bungalow that is immaculately presented and extremely well maintained. The bungalow has been styled in a modern way offering a sense of luxury and comfort.

Situated in an elevated position enjoying lovely views towards Loch Linnhe and the Conaglen Hills. Features include 3 double bedrooms, a new slick and modern fitted kitchen with integrated appliances that include a hide and slide Neff Oven, ceramic hob, extractor chimney, fridge and freezer. There is a variety of wall, drawer and base units that include a drinks chiller and corner kidney carousel units. The property benefits from modern double glazing, oil fired heating and excellent storage through-out.

Other significant upgrades include a new roof complete with PVCu soffits, gutters and downpipes (2022), an upgraded shower room (2024), new internal flooring, replacement internal doors, skirtings and a replacement oil tank.

Externally there is an attractive and neatly maintained front garden and elevated decking with seating to the rear, an ideal spot to sit and enjoy the lovely views.

This property is ideal for a range of potential buyers, including first-time buyers, investors, and families. It offers a perfect balance of style, space, and convenience making it a fantastic family home.

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. 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 such as the Great Glen Way, Blarmachfoldach and the Cow Hill tracks.

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.

DIRECTIONS 12, Roxburgh Place , Fort William, PH33 6UJ

Approaching from the South at the West End Car Park in Fort William take the 3rd exit onto Lundavra Road. Continue up the hill until reaching Loch View Estate (just before the Cow Hill Tracks) follow the road into Loch View and take the 3rd right into Roxburgh Place. No 12 is on the left just after the junction.

ACCOMODATION COMPRISES

Inner Hallway, Lounge, Kitchen, Shower room and Three Bedrooms.



A "T" shaped hallway with two large storage cupboards one has shelving and lighting.

New, co-ordinated laminate flooring has been laid to the hallway, lounge, kitchen and the bedroom that is currently set up as a 2nd sitting room. Quality fitted carpet flooring has been laid to bedrooms 1 & 2.

LOUNGE 6.02m x 3.52m

A bright and spacious room enjoying lovely loch and hillside views. There are space saving wall mounted radiators and a closed off fireplace. It should be noted that the fireplace could house a woodburning stove if required.

KITCHEN 2.91m x 2.26m

A luxurious slick fitted kitchen with integrated appliances and modern fittings. A modern alternative to traditional tiling/paint has been used on the walls by using a wood panel that complements and co-ordinates with the worktops and provides a sophisticated finish.

There is under cabinet lighting and a spot light fitting.



All bedrooms are to the rear elevation and overlook the garden grounds.

BEDROOM 4.60m x 2.99m

A large bedroom that benefits from double door fitted wardrobes with hanging rail and shelving. Radiator and carpet flooring



BEDROOM 3.55m x 2.84m

Double room with radiator and carpet flooring.

BEDROOM 3.55m x 2.98m

Currently set up as a dining room. The room will host a double bed with furniture. Radiator and laminate flooring.



SHOWER ROOM 1.96m x 1.96m

Super modern shower room with fully tiled walls and wet wall to the shower cubicle. W.C, semi recessed wash hand basin surrounded by a variety of vanity units. Heated towel rail and cushioned vinyl flooring.





EXTERNALLY

Local amenities, green spaces, nearby parks and walking routes are all within easy reach, making this location highly sought after.

The front garden is fully fenced with gated access. The lawn has been reduced in size and replaced with a small Astro turf area bordered with decorative stone chippings and low maintenance planting of flowers and shrubs. The grounds are very neatly kept and provide attractive views to Loch Linnhe and the surrounding hillside.

To the rear is patio slabs, decorative stone chippings and a lovely raised decking area, the ideal spot to sit and enjoy the gardens and its lovely views. The driveway has off road parking for 2 vehicles.



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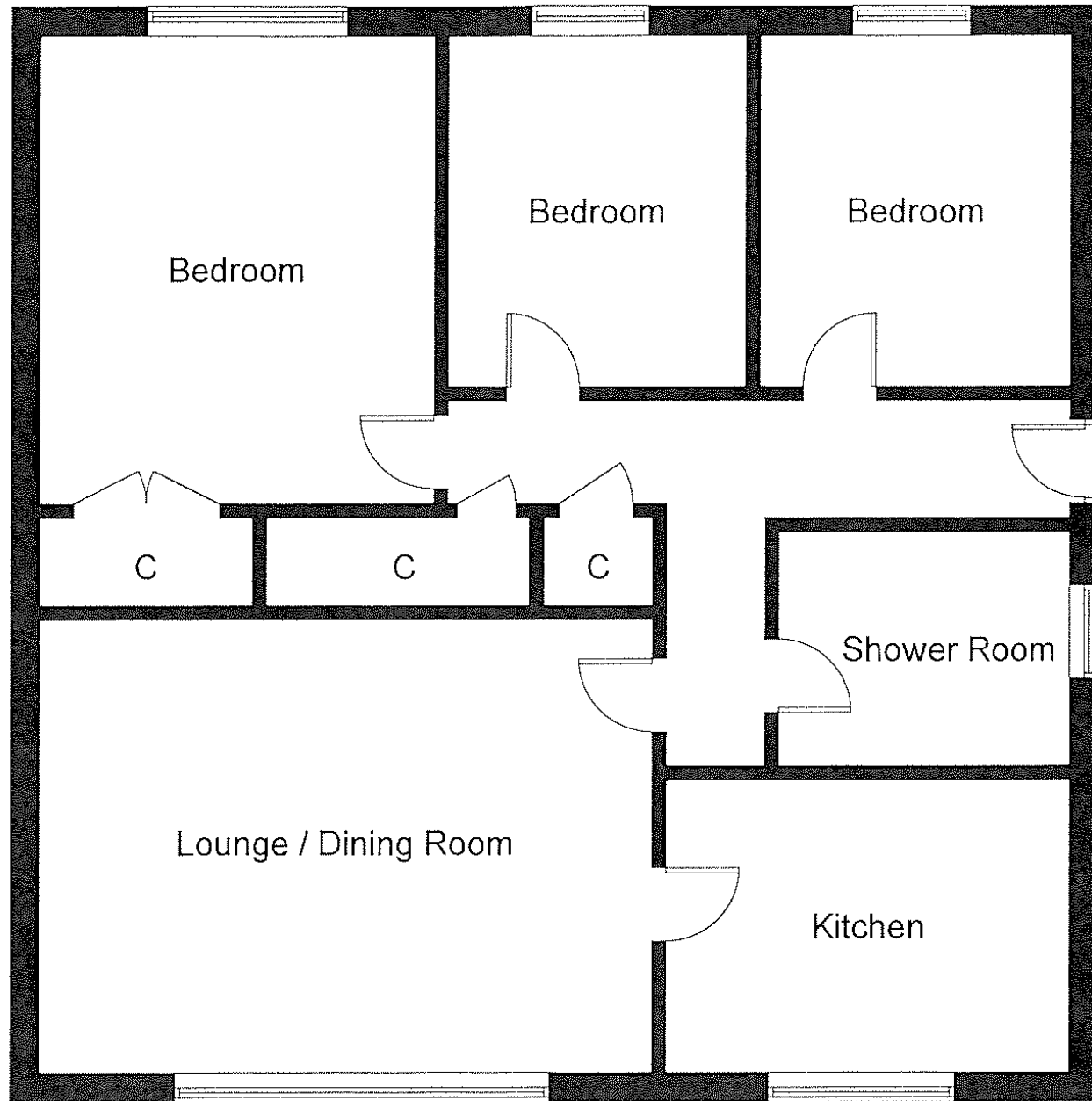
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