

# 9 GLASDRUM COURT, FORT WILLIAM



## KEY FEATURES

- Superb three bedroom house in popular location
- End plot with good size garden
- Well appointed for modern day living
- Double Glazing / Air Source Heating with renewable heating incentive attached
- An excellent Energy Performance Rating of C:73
- Quiet Cul-De-Sac location
- Council Tax Band D / Tenure is Freehold
- Short walk to the local primary school
- Within walking distance of Fort William Town Centre and on a bus route
- Ideal first time buyer home

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £205,000



### DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 9 Glasdrum Court to the market. This is a superb three bedroomed family home in sought after Glasdrum that was build around 1991 and the spans approx 75sq m.

Benefits to the property include full double glazing, majority being replaced in PVCu in 2023 that include French Doors leading onto the rear garden. The installation of an air source heating system in 2022 that include new radiators and form part of the renewal heating payback incentive, a combination of coordinated quality wooden flooring and cushioned vinyl flooring has been laid through-out. The spacious lounge-diner is dual aspect and can accommodate a dining table and four chairs. French doors lead into the rear garden where there is a patio slab area, tiered decks are full of scented flowers and form an ideal spot to sit and enjoy the outside space. There is a family bathroom and fitted kitchen.

Overall this is a well maintained property that has been neutrally decorated to create a superb, clean and contemporary family home. It provides an excellent opportunity for a first time buyer and forms a fantastic family home.

ACCOMMODATION Lounge-Diner, Fitted Kitchen, Family Bathroom and Three Double Bedrooms.

DIRECTIONS 9, Glasdrum Court, Fort William, PH33 6QR.

At the West End roundabout turn onto Lundavra Road. From Lundavra Road turn into Argyll Terrace, the second main road on the left. From Argyll Terrace take the second right into Glasdrum Estate following the road to the end of the development until reaching Glasdrum Court at the far end. Number 9 is on the left-hand side at the end of the cul-de-sac.

### LOCATION/AMENITIES

Situated in a sought after location just a short walk to Lundavra Primary 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.

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, a tourist information centre, museum, cinema, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London



#### LOUNGE 6.60m x 3.83m

A bright and spacious L-shaped dual aspect room with French Doors leading out to the rear garden. There is a large understairs built-in cupboard with shelving and cushioned vinyl flooring. Access to the kitchen.

#### FITTED KITCHEN 2.92m x 2.31m

Rear facing with a variety of wall, drawer and base units and under cabinet lighting. Integrated oven with gas hob and extractor. Tiled walls and vinyl flooring.

#### FIRST FLOOR & LANDING

Attractive stairs and landing with part painted panel wall with coordinated painted stairs and carpet tread. Built-in cupboard housing the hot water tank.

All of the first-floor rooms have slightly coombed ceilings and quality wood flooring.

#### FAMILY BATHROOM 2.00m x 1.69m

Comprises, bath with shower over and side screen, shaver socket, W.C, wash and hand basin. Predominantly tiled walls, heated towel rail and cushioned vinyl flooring.

#### BEDROOM 3.58m x 3.04m

Dual Velux windows with blind inserts that provide hillside views

#### BEDROOM 3.82m x 2.95m

Spacious room with built in wardrobe and open recess with hanging rail and shelf.

#### BEDROOM 2.90m x 2.69m

Built in wardrobe with hanging rail and shelf.



EXTENALLY

The property has a secure, fully enclosed garden with gated access to both the front and rear. The front garden is laid with decorative stones and grass, bordered with a variety of shrubs and bushes.

At the side is a handy undercover passage that leads to the rear garden. The rear is attractive and tiered with decks of pretty flowers that transform the garden in the Spring and Summer months.

There are patio slabs, a plastic and timber shed and an outside tap.



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