

18, NEVIS ROAD, INVERLOCHY, FORT WILLIAM



KEY FEATURES

- Beautifully presented and deceptively spacious
- Two bedroom, mid terrace bungalow
- Situated in popular village of Inverlochy
- Enjoying lovely hillside views / Good size fitted kitchen
- Oil fired heating / Double glazing
- Energy Performance Rating D:63
- Council Tax Band C / Tenure is Freehold
- A short walk to the local nursery & primary school
- Within walking distance of Fort William Town Centre and on a bus route
- Ideal first time buyer home
- Majority of the content is included in the sale price

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £170,000



DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 18 Nevis Road, Inverlochy to the market. This is a beautifully presented two bedroom bungalow situated in the popular village of Inverlochy. The property was built around 1950 and spans approx. 62sq m.

This deceptively spacious bungalow benefits from a modernised fitted kitchen, double glazing and oil fired heating with radiators to each of the rooms. There is good storage that incorporates three store cupboards.

The rear facings rooms including the kitchen enjoy splendid hillside views. The 2nd bedroom has an access door that leads out to a large rear garden.

Overall this is a great property that provides an excellent opportunity for a first time buyer and forms a charming small family home.

ACCOMMODATION Fitted Kitchen, Lounge-Diner, Bathroom and Two Bedrooms.

DIRECTIONS 18, Nevis Road, Inverlochy, Fort William, PH33 6LY.

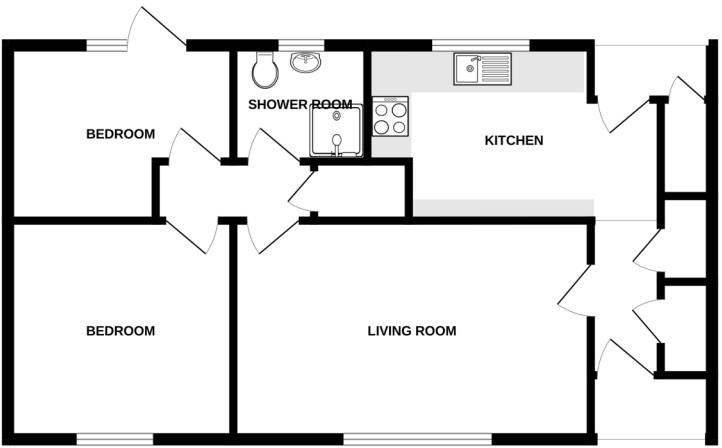
Take the A82 from Fort William, until reaching Nevis Bridge and turn left. At the roundabout take a left into Inverlochy. Pass the primary school and take the next right into Nevis Road, continue passing the Braxi Hall. There is parking on the left and No 18 is situated just past the parking bay in the square opposite. You will need to enter the 2nd public gate/access path which leads to a block of 3 properties and No 18 is the mid terrace bungalow.

LOCATION/AMENITIES

Situated in sought after Inverlochy in a location with minimal traffic. Inverlochy is a popular residential village on the edge of Fort William, it has a nursery school, primary school, bespoke shops, and a castle ruin.

The property is just a short walk from the Inverlochy Primary School and from a bus route into Fort Williams town centre with links to the Medical Centre and Lochaber High School.

Full amenities are available nearby in Fort William. 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, restaurants and bars, a museum, cinema, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London



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. All measurements have been taken at longest x widest points and are approximate.

LOUNGE-DINER 5.26m x 3.19m

A bright and spacious room with views over the communal grassed area. Carpet flooring.



KITCHEN 4.39m x 2.54m

A lovely fitted kitchen with a variety of wall, drawer and base units that include a corner kidney carousel unit and fitted spice rack. Tiled walls above workspace areas, vinyl flooring and a modern extractor chimney with stainless steel splashback. Lovely hillside views and access to the rear garden.



BEDROOM 3.31m x 3.17m

Front facing room with carpet flooring and views over the communal grassed area.



BEDROOM 3.30m x 2.57m

Rear facing with access door to the garden. Carpet flooring.



SHOWER ROOM 1.96m x 1.61m

Shower cubicle with PVC wet wall panels, W.C and wash hand basin with vanity cupboard below. Vinyl flooring.



EXTENALLY

The property has a low level fence to the front with gated access and a neatly kept block path leading to the bungalow. There is decorative stone chippings and patio slabs through-out the front garden.

The rear is bounded by a metal fence and gated access and has a combination of patio slabs and decorative stone chippings for low maintenance.

There is an external store lockup to the rear.



Nearby Ben Nevis



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