

# 12, MORVEN PLACE, FORT WILLIAM



## KEY FEATURES

Spacious, mid terrace family home

Three bedrooms

Lovely Hillside Views

Good size fitted kitchen-diner

Double Glazing

Electric heating

Substantial rear garden with large shed

Within walking distance of Fort William Town Centre  
and on a bus route

Energy Performance Rating E:45

Council Tax Band C

Tenure is Freehold

**MCINTYRE & CO**

**SOLICITORS & ESTATE AGENTS**

**GUIDE PRICE £145,000**

DESCRIPTION

12 Morven Place is a spacious two bedroom family home that was built around 1964 and spans approx 92 sq m

The property benefits from double glazing and has electric heating. The master bedroom has French style doors that lead out to the conservatory which is bright and spacious with carpet flooring and leads to the rear garden, an ideal spot to sit and enjoy the outside space.

The property is in need of upgrades however, it should be noted that the work required has been reflected in the independent home report valuation.

**ACCOMMODATION** Fitted Kitchen-Diner, Lounge, Conservatory, Family Bathroom and two Double Bedrooms and Box Room.

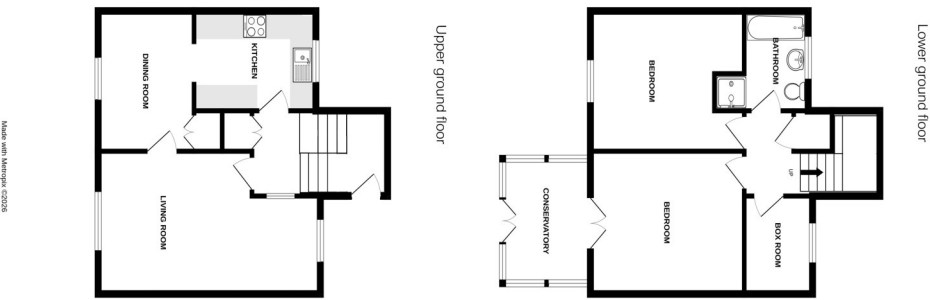
**DIRECTIONS** 12 Morven Place, Fort William PH33 6HY

At the West End roundabout turn onto Lundavra Road. From Lundavra Road turn into Argyll Terrace, as you reach the end of Argyll Terrace take a right on to Kenndy Road, continue up the hill and take the fourth exit onto Morven Place. 12 Morven place is the second house in front of the car park.

LOCATION/AMENITIES

Situated within walking distance 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, 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.



**FIRST FLOOR**

Carpeted stairs lead to the kitchen–diner and lounge.  
Storage cupboards.

**LOUNGE 5.77m x 3.35m**

A bright and spacious room with carpet flooring and dual aspect windows with lovely views towards the hillside.

**KITCHEN AREA 3.13m x 2.33m**

Spacious fitted kitchen with a variety of wall, drawer and base units. Tiled walls above workspace areas. Marble effect worktops, integrated oven, hob and extractor fan. An arched opening leads to the dinning area.

**DINING AREA 3.35m x 2.50m**

With built-in cupboard which has shelves and storage at the top. Carpet flooring. Lovely views onto the hillside.

**GROUND FLOOR**

Carpeted stairs leads to two bedrooms, family bathroom and a storage cupboard that contains the boiler and storage above.

**FAMILY BATHROOM 2.52m x 2.34m**

A bath and a walk-in shower with sliding doors, heated towel rail, W.C and wash hand basin with vanity cupboard below.

**BEDROOM 3.99m x 3.31m**

Bright and spacious with French style doors providing access to the conservatory. Fabulous views towards the hills. Carpet flooring.

**BEDROOM 3.95m x 3.39m**

Double bedroom with views towards the garden and hillside beyond. Carpet flooring

**BOX ROOM 2.22m x 1.68m**

Built-in wardrobe with shelving, Carpet flooring





EXTENALLY

The property has a fully enclosed garden with gated access to the front. The front garden is laid with patio slabs. To the side of the property there is more outdoor space and the rear garden is laid predominantly with slabs. The upper section of the garden is grass with beautiful views towards the hillside, a great spot to sit and enjoy the views.



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