

15, LOCHY ROAD, FORT WILLIAM



KEY FEATURES

Superb, end terrace family home in sought after Inverlochy
Three double bedrooms, one with a walk-in dressing area and another on the ground floor
Virtually walk-in condition with high end fixtures & fittings
Stylish and modern fitted kitchen
Feature fireplace to lounge
Double Glazing / Oil fired heating
Beautifully tended front and rear gardens
Energy Performance Rating D:56 / Council Tax Band C
Tenure is Freehold
Short walk to the local primary and nursery school
Within walking distance of Fort William Town Centre

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £250,000

DESCRIPTION

McIntyre & Company are delighted to bring 15, Lochy Road to the market. A superb three bedroomeed end-terrace family home in sought after Inverlochy. The property was built around 1940 and spans approximately 94sq m.

Overall this is a beautifully maintained property that has been tastefully decorated to create a superb, clean and contemporary family home. Its walk-in condition provides an excellent opportunity for a first time buyer, buy to let and forms a fantastic family home.

In addition to its convenient and popular location benefits include, double glazing refreshed décor, replacement Internal doors through-out, co-ordinated quality fitted carpet to the bedrooms, lounge, stairs and landing. There is a slick fitted kitchen with predominantly integrated appliances set in high gloss cabinets.

There are beautifully tended gardens to the front and rear. The rear has a substantial patio seating area ideal for entertaining and a large lawned area to the far end.

The property will be sold as seen with any moveable content included in the sale price.

ACCOMMODATION: Kitchen, Lounge, Family Bathroom and Three Bedrooms.

LOCATION/AMENITIES

Inverlochy is a popular and sought after village just 2 miles from the main town of Fort William. The property is a short walk from the Inverlochy Primary School and from a bus route into the town centre with links to the Medical Centre and Lochaber High School. There is easy access to the popular walks around Cow Hill, the West Highland Way and the Great Glen Way.

The area is generally serviced by the town of Fort William which lies on the banks of Loch Linnhe. Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK". Fort William town is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way. There is a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station.

DIRECTIONS: 15 LOCHY ROAD, INVERLOCHY, PH33 6NJ

Take the A82 North from Fort William, until reaching Nevis Bridge and turn left. At the roundabout take a left into Inverlochy. Pass the school on your right and continue ahead along Montrose Avenue as far as you can and turn right into Lochy Road, Number 15 is on the right.

LOUNGE- 5.06m x 3.6m

A bright and spacious room with dual aspect windows overlooking the attractive garden grounds. Capped off feature fireplace with slate hearth. Wall radiator. Central light fitting with co-ordinated wall lights.



KITCHEN 4.07m x 2.57m

Slick fitted kitchen with a variety of wall, drawer and base units. High gloss cabinets with co-ordinated wall tiles above worksurfaces and contrasting worktops. Integrated dishwasher, double oven, hob and extractor chimney and fridge-freezer. Laminate flooring.



BEDROOM (ground floor) 3.99m x 2.95m

FIRST FLOOR:

FAMILY BATHROOM 2.44m x 1.83m

Lovely family bathroom with bath and shower cubicle. Heated towel rail, W.C and wash hand basin with vanity cupboard below. Co-ordinated wall & floor tiles.



BEDROOM 5.46m x 2.99m

Walk-in dressing area with lighting.



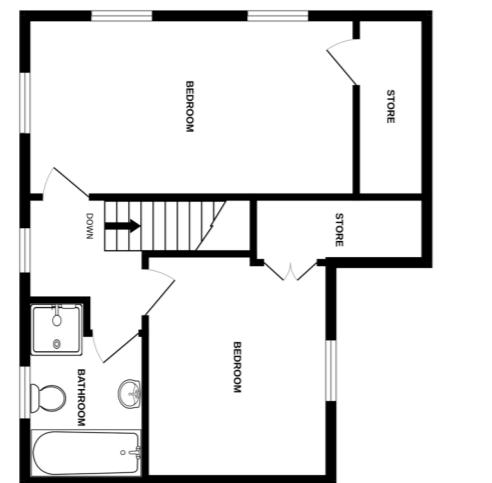
BEDROOM 3.65m x 3.06m

Large built in cupboard with lots of shelving and houses the water tank.

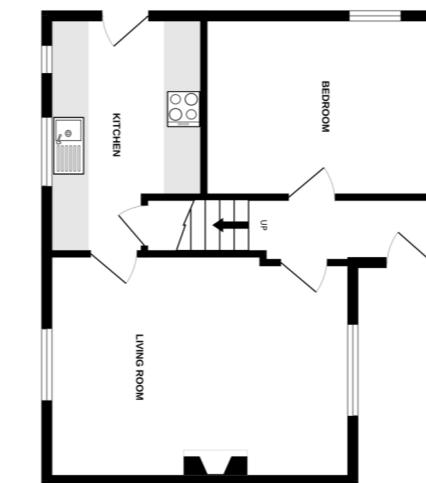


EXTERNALLY

Beautifully tended gardens with a variety of small shrubs and plants to the front and the rear. The front garden is fenced with partial hedge and gated access. There is a small decorative stone border separating two areas of grass and a paved path leads to the rear garden. The rear garden is divided with a significant patio, great for entertaining with a step leading to a significant lawned area. There is a large timber shed and an outside tap.



1ST FLOOR



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.

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