

12, LUNDAVRA CRESENT, FORT WILLIAM



KEY FEATURES

- Three bedroom ground floor flat
- In popular residential location
- Double Glazing
- An excellent Energy Performance Rating C:69
- Quiet Cul-De-Sac location
- Council Tax Band C / 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: £120,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 12, Lundavra Crescent to the market.

This ground floor flat was built around 1930 and spans approx 75sq m. There are four other flats within the block that we believe the majority of them are privately owned.

The flat forms a blank canvass as it is neutrally decorated throughout and for lower maintenance there is laminate or vinyl flooring to each of the rooms. There are three bedrooms, two generous doubles and a single that forms an ideal nursery.

The property has recently been refreshed with white wash paint in most rooms. Heating is by storage heaters and benefits to the flat include double glazing, good storage, views towards the loch and hillside beyond. There is easy access to the primary school and a swing park.

DIRECTIONS 12 Lundavra Crescent, Fort William, PH33 6JL

At the West End roundabout turn onto Lundavra Road, continue up the hill and immediately after passing the bollards in the road bear right into Lundavra Crescent. No 12 is the 2nd block on the right and the 2nd door down the side on the right.

LOCATION/AMENITIES

Situated in a residential 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, also 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 museum, cinema, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

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



ENTRANCE PORCH AND INNER HALLWAY

1.20m x 1.02m / 5.72m x 1.07m

Three storage cupboards one with shelving and one with hanging rail and shelving. Storage heater.



LOUNGE 4.85m x 3.60m

A bright and spacious room with dual windows that provide views over the garden ground. The fire place with tile surround has been capped off.



FITTED KITCHEN 2.97m x 2.48m

With a variety of wall, drawer and base units. Integrated oven, extractor and partially tiled walls. Storage cupboard houses the water tank. Views over front garden, loch Linnhe and the hillside beyond.



FAMILY BATHROOM 3.16m x 1.79m

Spacious bathroom with pine clad ceiling, bath with shower and side screen. W.C and wash hand basin.



BEDROOM 3.63m x 3.04m

Bright & spacious double bedroom enjoying views over the garden ground.



BEDROOM 3.41m x 2.63m

Another spacious double enjoying hillside views.



BEDROOM 2.63m x 2.46m

Enjoying views over the rear garden. Built in cupboard with hanging rail and shelf.

EXTENALLY

There are attractive hillside views to be enjoyed from the garden grounds. To the front is partial wire fence and gated access.



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