

20 MELANTEE, CLAGGAN , FORT WILLIAM



KEY FEATURES

- Superb three bedroom house
- Good size garden
- Well appointed for modern day living
- Double Glazing / Oil fired central heating
- Energy Performance Rating of D:58
- 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

OFFERS OVER £200,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 20 Melantee to the market.

This mid terraced property was built around 1954 and spans approximately 96sq m. Offering spacious living accommodation in a modern and well presented home.

In addition to its convenient location the property benefits from a spacious lounge with feature wood burning stove. A Modern fitted kitchen with wood flooring. Fitted carpet has been laid to all bedrooms and stair cases. The tiled bathroom has a bath with shower over.

Further benefits include, double glazing, oil fired central heating, on- street parking and views towards surrounding hillside.

There is a good size front garden and a large timber shed in the rear garden.

Some of the content may be available by separate negotiation.

Energy Performance Rating D:58 / Tenure is Freehold / Council Tax Band C

LOCATION/AMENITIES

Situated in a sought after location and a short walk to Inverloch 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.

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

DIRECTIONS 20 Melantee, Claggan, Fort William, PH33 6PZ.

From Fort William head North on the A82 take the second right turn into Claggan (after the traffic lights). Follow the road taking the second turning left onto Melantee. Pass the first 2 lots of semi detached properties on the right and No 20 is in the middle of the next block of 4.

LOUNGE 4.34m x 3.92m

A bright and spacious room with access to the kitchen. Laminate flooring features a fire place with a slate shelf and a slate hearth and also has some built-in shelves



FITTED KITCHEN 4.18m x 2.58m

Rear facing with a variety of wall, drawer and base units with an integrated fridge & freezer, integrated oven with gas hob ,extractor and dishwasher. White tiles around the workspace and dark marble effect worktops. Laminate flooring. Space for table and four chairs. Door leads to rear garden



FIRST FLOOR & LANDING

Carpet Stairs, Built-in cupboard, radiator

FAMILY BATHROOM 2.12m x 1.67m

Comprises bath with shower over , W.C, wash hand basin ,tiled walls, and cushioned vinyl flooring.



BEDROOM 3.84m x 2.71m

Spacious and bright rear facing double bedroom. Carpet flooring and built-in wardrobe with shelf and rail.



BEDROOM 3.79m x 3.39m

Rear facing spacious room with carpet flooring and a built in wardrobe with hanging rail and shelf which contains the boiler.



BEDROOM 4.55m x 2.88m

Double front facing bedroom with Built in wardrobe which has a hanging rail and shelf.



EXTERNALLY

A well maintained rear garden featuring a covered timber decked patio area with a transparent corrugated roof, providing sheltered outdoor seating space. The decking is framed with green-painted wooden posts and beams, creating a bright and airy entertaining area. Beyond the patio is a neatly kept garden bordered by timber fencing for privacy. To the rear of the garden sits a substantial wooden shed/workshop with windows and additional covered storage space. A paved stepping-stone path runs across the garden, and the property enjoys open views toward distant hillside.



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