
13 MOSSFIELD DRIVE, LOCHYSIDE



KEY FEATURES

Spacious semi detached bungalow

Set on the edge of the town of Fort William in a private residential housing estate

Hillside views

Three double bedrooms

Double Glazing

Sun Lounge

Garage, additional off street parking and driveway

Energy Performance Rating D:55

Tenure is freehold

Council Tax Band E

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £225,000



DESCRIPTION

McIntyre & Company Solicitors & Estate Agents are delighted to bring 13 Mossfield Drive to the market.

13 Mossfield Drive is a spacious semi detached bungalow set in a quiet residential area, offering a practical layout and good outdoor space.

The front of the home features a low-maintenance gravel garden, bordered by a stone wall and a metal gate, giving it a neat and tidy appearance. Large front windows allow for plenty of natural light inside.

A long driveway runs along the side of the property, providing off-street parking for multiple vehicles and leading to a detached garage at the rear ideal for storage or workshop use. The driveway is enclosed by fencing. The property benefits from Double Glazing, Electric Fire, Loft Converted bedroom, Spacious Kitchen–Diner and a Sun Lounge.

DIRECTIONS 13 Mossfield Drive, Lochyside , Fort William PH33 7PE

Head north on the A82 (towards Inverness) continue for about 1–2 miles out of town at the roundabout near the Ben Nevis Distillery, take the exit onto A830 (towards Mallaig / Corpach) after a short distance, turn left after the traffic lights toward Lochyside follow the road and take the fourth right onto Mossfield Drive estate take a slight left and then a right. At the end of the road turn right Nr13 Mossfield Drive is the fourth house down on the left hand side.

LOCATION/AMENITIES

Located in the Lochyside/Caol area of Fort William, approximately 2–3 miles from the town centre, 13 Mossfield Drive offers a quiet residential setting with convenient access to the A82 and A830 for travel towards Inverness, Mallaig and the Isles, while being close to local amenities including North Road Retail Park with stores such as Home Bargains and Morrisons, well-regarded schools like Lochaber High School and Inverlochry Primary School, and a wide range of outdoor attractions at the foot of Ben Nevis, with nearby highlights including Steall Waterfall and Old Fort of Fort William, all complemented by easy access to central services such as Premier Inn Fort William, Travelodge Fort William and local shops like The Highland Bookshop, as well as strong transport links including the West Highland Line railway and road connections placing Glasgow around 2.5–3 hours away.

ACCOMODATION COMPRISES

Entrance, Inner Hallway, Lounge, Kitchen-Diner, Shower Room, and Two Bedrooms, Loft converted bedroom, sun lounge.



ENTRANCE 1.18m x 0.94m

INNER HALLWAY

“L” shaped hallway with Carpet flooring,

LOUNGE 4.83m x 3.73m

A well-proportioned and bright lounge featuring a large front facing window allowing ample natural light. Electric fire and fitted carpet flooring.



KITCHEN– DINER 4.69m x 4.43m

Spacious kitchen –diner fitted with a range of wall and base units, work surfaces and tiled splashbacks. Stainless steel sink and drainer. Space for freestanding appliances including washing machine and undercounter fridge.

Ample space for dining table and chairs. Wood-panelled ceiling and partial wall panelling. Window providing natural light and carpet flooring, cupboard with shelves.



BEDROOM 3.48m x 3.11m

Well-proportioned double bedroom with window providing natural light and fitted carpet flooring.



BEDROOM 4.54m x 2.51m

Spacious double bedroom with window providing natural light. Fitted carpet and built-in cupboards providing hanging rail and shelving.



BEDROOM 5.50m x 3.29m

Loft converted bedroom with carpet flooring and built-in cupboards providing hanging rail and shelving also more access to the loft space.



SHOWER ROOM 2.39m x 1.62m

A spacious walk-in shower with a glass sliding door, complemented by a washbasin featuring integrated storage. The space is enhanced with a heated towel rail and a contemporary mirror with side shelving and touch-sensitive lighting. Finished with grey marble-effect wet wall all around.



SUN LOUNGE 3.06m x 2.48m

A spacious and light-filled sun lounge featuring large windows that flood the room with natural light, along with a door providing direct access to the garden. Finished with comfortable carpet flooring.



EXTERNALLY

A long driveway providing ample off-road parking for up to three vehicles, complemented by a garage ideal for additional storage. The front garden is enclosed by a wall to one side and fencing to the other, with a practical outdoor tap and a low-maintenance finish of paving slabs and decorative stones.

Rear garden is fully slabbed with a decking area to the side and a shed



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