

ROCKVALE COTTAGE, LUNDAVRA ROAD



KEY FEATURES

- Spacious two bedroom detached property
- Enjoying fabulous views over Loch Linnhe and the surrounding hillside
- Good size fitted kitchen-diner
- Attractive waterfront location with scenic views
- Oil Heating / Double Glazing
- Outdoor seating area/patio space
- Short walking distance to the local primary school
- Within walking distance to Fort William Town Centre
- Short term let with a licence

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £249,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Rockvale Cottage to the market. This is a well presented two bedroom detached property that was built around 1900 and the kitchen extension was built mid 70s.

This spacious two bedroom detached property offers stunning views over Loch Linnhe. The home features a good sized fitted kitchen-diner, ideal for modern living.

The property benefits from oil-fired central heating, double glazing, an electric fire. Further benefits include a private enclosed garden to the front, attractive outdoor seating area, and a desirable waterfront location with scenic views. Conveniently located, the home is within a short walking distance of the local primary school and also within easy reach of Fort William Town Centre, providing access to a range of amenities. The attractive hillside setting further enhances the property's appeal, combining scenic surroundings with everyday convenience.

The furniture within the property may be available by separate negotiation.

DIRECTIONS Rockvale Cottage, Lundavra Road, Fort William, PH33 6RF

At the West End roundabout, turn onto Lundavra Road. Take the first left into the Muthu Fort William Hotel entrance, and you will find Rockvale Cottage immediately to your right as you enter the car park—the pink building.

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

ACCOMMODATION: Entrance, Lounge, Kitchen-diner, Shower Room, Back Entrance .

First Floor—Two Double Bedrooms , Family Bathroom

ENTRANCE 2.13m x 1.57m

LOUNGE 7.52m x 5.66m

L-shaped lounge featuring carpeted flooring, an electric fire, and two storage cupboard, and access to both the shower room and the kitchen-diner.

KITCHEN-DINER 6.85m x 3.60m

Spacious fitted kitchen featuring a range of wall, drawer and base units, white tiles around the work space, a breakfast bar, and vinyl flooring. The room benefits from a vaulted timber ceiling and enjoys lovely views towards the surrounding hills and the loch.



SHOWER ROOM 2.27m x 1.94m

Walk-in shower with sliding glass door and fully panelled wet wall, WC and wash hand basin. Finished with vinyl flooring throughout.

FIRST FLOOR

Carpeted spiral staircase leading to two bedrooms and a family bathroom, featuring a Velux window and half-panelled walls.

BEDROOM 3.52m x 4.06m

Double bedroom with carpeted flooring, wall lighting, and attractive hillside views



BEDROOM 3.93m x 3.52m

Double bedroom featuring carpeted flooring, wall lighting, and built-in storage, including a cupboard with shelving and additional fitted shelving for extra storage.

FAMILY BATHROOM 3.21m x 1.89m

Spacious family bathroom comprising a bath, wash hand basin, and WC, with white tiling around the bath and wash hand basin, carpeted flooring, and attractive hillside views.

BACK DOOR ENTRANCE 1.44m x 1.47m

Laminate flooring, panelled walls around and hooks.



EXTENALLY

Front garden enclosed by a wall along the side boundary, with established bushes to the rear. A paved pathway leads from the front gate to the side gate, complemented by a stone-covered area to the right and a lawned section to the left. The space offers an attractive setting for outdoor enjoyment, with pleasant hillside views

The property currently operates as a STL (Licence no– HI-40475-F). Due to existing bookings the date of entry will be no earlier than 1st September 2026.

The property has a commercial valuation for NDR (Non Domestic Rates) of £3,700.



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