11 WADES ROAD, INVERLOCHY

KEY FEATURES

- Spacious semi-detached three bedroom property in the highly sought-after Inverlochy area
- Excellent Energy Performance Rating of C:73
- Bright and well-proportioned accommodation throughout
- Loft conversion
- Outdoor office
- Large private driveway providing off-street parking for multiple vehicles
- Electric car charger
- Double Glazing/Air Source Heating/2x Multifuel stoves
- Stunning mountain Views

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £290,000

DESCRIPTION

11 Wades Road was built approx in 1929 and is situated in the highly sought-after village of Inverlochy this beautifully presented semi-detached home offers spacious and versatile accommodation generous outdoor space and a range of modern features ideally suited to contemporary family living.

Occupying a generous area within a quiet residential setting the property enjoys excellent driveway providing ample off-street parking for multiple vehicles. The attractive low-maintenance front garden is finished with decorative gravel and a decking area creating a neat and practical outdoor space that is easy to maintain throughout.

Internally the property offers bright and well-proportioned accommodation. A loft conversion provides additional living space. A standout feature of the property is the detached outdoor office. (Furniture included) The property further benefits from double glazing throughout and a Charnwood C7 multi fuel stove in the dining area also with French windows. The property's location offers the perfect balance of peaceful residential living and convenient access to everyday amenities.

The outdoor areas include an external water tap and outdoor double power socket. An electric vehicle charging point has also been installed.

White goods are available by separate negotiation.

LOCATION/AMENITIES

Inverlochy is a popular residential area located just north of Fort William, offering a convenient setting with easy access to a wide range of local amenities. The area benefits from nearby shops, supermarkets, healthcare facilities, leisure amenities, and excellent transport links. Inverlochy is also home to Inverlochy Primary School, with secondary education available at Lochaber High School in Fort William.

The property is ideally situated for enjoying the stunning Highland surroundings, with Ben Nevis, Glen Nevis, and the Great Glen all within easy reach. Inverlochy Castle one of Scotland's best-preserved medieval castles is located nearby while numerous walking and cycling routes can be accessed from the area.

Fort William town centre is just a short drive away and provides a comprehensive range of shopping, dining, and recreational facilities, along with bus and rail connections to Glasgow, Inverness, and beyond. The A82 is easily accessible, providing excellent road links throughout the Highlands.

ACCOMMODATION:

Ground Floor: Hall, shower room, lounge, dining kitchen, utility room.

First Floor: stairs/landing, two bedrooms, bathroom.

Second Floor: stairs/landing, bedroom with snug.

OUTDOOR OFFICE: 2.23m x 4.73m

Spacious office with power, lighting and laminate flooring. The office is constructed with Raincheck Siberian larch cladding and benefits from full insulation and double glazing.

DIRECTIONS– 11 Wades Road, Inverlochy, PH33 6NF

From Fort William High Street, head north on the A82 towards Inverness. At the Inverlochy Roundabout, take the first exit on the left and continue down the hill. Take the second left onto Wades Road and follow the road until you reach No. 11, which is situated on the right-hand side.

OUTSIDE LEAN-OUT

A superb covered lean-to offering a versatile and practical outdoor space. Featuring bespoke timber shelving, a generous integrated log store and a traditional pulley clothes airer.

The space offers excellent all-weather storage and provides a practical link between the utility room and the detached home office.

ENTRANCE: 2.32m x 2.09m

Laminate flooring, tall radiator and a L-shaped under-stair storage cupboard.

SHOWER ROOM : 2.67m x 1.77m

Modern walk-in shower fitted with an enclosed shower cubicle and a rainfall head shower as well as a hand held shower, vinyl flooring, heated towel rail, WC and wash hand basin.

LOUNGE : 4.79m x 3.53m

A welcoming living room featuring a Charnwood C4 multifuel stove, fitted carpet flooring, alcove shelving a radiator and views towards Ben Nevis.

KITCHEN: 4.44m x 3.26m

Fitted kitchen with a range of modern solid wood wall and base units, complemented by slate-effect worktop a 1.5 bowl white ceramic sink, a Rangemaster with 5-burner gas hob and double electric oven with integrated extractor hood, integrated Hoover dishwasher, Samsung American fridge freezer and laminate flooring.

DINING ROOM:4.65m x 3.76m

Spacious dining area with Charnwood C7 multifuel stove, two base units, laminate flooring and double French doors opening directly onto the rear garden.

UTILITY ROOM:3.74m x 1.27m

A bright and well-appointed utility room fitted with a practical worktop providing space and plumbing for a Hoover washing machine and tumble dryer. The room features a double bowl ceramic Belfast sink with a tiled splashback, recessed spotlights, and Karndean laminate flooring. A built-in cupboard houses the hot water storage tank which is linked to the air source heating system.

FIRST FLOOR—

MASTER BEDROOM: 3.67m x 3.52m

Spacious master bedroom with fitted carpet flooring featuring an original cast iron fireplace a radiator, and two double wardrobes providing excellent storage. delightful views towards Ben Nevis.

BEDROOM: 3.55m x 3.72m

Well-proportioned double bedroom with fitted carpet flooring and a radiator.

BATHROOM: 2.77m x 1.98m

Modern family bathroom comprising an L-shaped bath with a mains-powered shower and shower screen, WC and wash hand basin. Finished with contemporary ceramic wall and floor tiling and a heated towel rail. Large linen cupboard

SECOND FLOOR-

3 storage cupboards and radiator on landing.

LOFT CONVERSION: 6.29m x 3.35m

A spacious and versatile loft-converted bedroom with fitted carpet flooring, a radiator and two storage cupboards.

EXTERNAL

Lower Area -

A low-maintenance, enclosed rear garden predominantly laid to decorative gravel. Bordered by mature trees and fencing for added privacy.

The garden also benefits from a substantial timber shed, offering excellent additional storage space with a pathway of paving slabs leading to steps that provide access to the upper garden.

Upper Area-

A large landscaped patio laid with quality block paving. French doors provide direct access from the property. The patio offers ample space for outdoor dining and seating complemented by raised steps, decorative planters. Enclosed and private.

McIntyre & Company,

38 High Street,

Fort William,

PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Our firm's privacy policy can be accessed from our website: http://www.solicitors-scotland.com. For more information on how we protect and use your data, as well as your rights as a data subject contact our offices either by e-mail:

law@solicitors-scotland.com or telephone 01397 703231.