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66 Castle Drive, Fort William, PH33 7NS

Offers Over £200,000

3 2 1 D







Key Features

- End Terraced
- Three Bedrooms
- Large Conservatory
- Large Garden
- Council Tax Band: C
- Double glazing
- Within easy reach of transport links
- Storage Heating
- Tenure - Freehold
- Energy Performance Rating D:64



66 Castle Drive is a generously sized, three-bedroom end-terraced property in a popular area of Fort William, ideal for first-time buyers or families. The property offers spacious accommodation, double glazing throughout, a bright conservatory and decking to the side.

On the ground floor, the kitchen features a timber-clad ceiling , a new storage heater and provides access to the utility room/ rear porch, which also has timber cladding.

The kitchen white goods are included in the sale price. The downstairs WC has been updated with a new toilet, wash hand basin and flooring.

Further improvements include new radiators in the hallway and lounge, along with a new light fitting in the lounge. The third bedroom has most recently been used as a dining room, offering flexibility to suit the buyer's needs.

The bathroom benefits from new timber cladding, a new shower, bath, wash hand basin and toilet.

Outside, a motion-activated light has recently been installed, and the shed and handrail have been painted. There is also an outdoor tap. Work to the front and rear gates, along with repairs to the guttering, is planned.

Directions-

From Fort William town centre, head north on the A82 towards Inverness. At the Lochybridge roundabout, turn left onto the A830 towards Mallaig. At the traffic lights, turn left onto the B8006, signposted Lochyside and Caol. Continue for approximately half a mile, then turn right into Castle Drive follow the road to the end and you will reach a carpark. 66 castle drive is located to the right hand side end property.











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Hallway- The L-shaped hallway features laminate flooring, a useful understairs storage cupboard and wooden staircase leading to the upper floor.

Lounge 5.02m x 4.02m
The spacious lounge features a picture window overlooking the front garden, with views towards Ben Nevis. Laminate flooring and sliding patio doors opening onto the decking complete the room.

Kitchen 5.11m x 2.91m
The galley-style kitchen is fitted with a range of wooden wall and base units, with wet-wall splashbacks around the worktops. Laminate flooring, spotlights and a timber-clad ceiling complete the space

Dining Room/Bedroom 3.88m x 3.20m
This spacious room enjoys views towards Ben Nevis and features laminate flooring with access to the conservatory.

WC 2.31m x 0.76m
The room features fully tiled walls, vinyl flooring and a wash hand basin with built-in storage beneath.

Rear Porch 2.33m x 1.19m
The room features timber cladding throughout, tiled flooring and access to the rear garden

Conservatory 4.65m x 4.32m
This bright and generously proportioned room features tiled flooring, a radiator and doors opening onto the rear garden.

Top Floor-

Bedroom 4.21m x 2.57m
This room enjoys views towards Ben Nevis and features carpeted flooring, built-in wardrobes with mirrored doors, a built-in chest of drawers and access to the loft.

Bedroom 4.94m x 2.84m
This spacious bedroom enjoys views towards Ben Nevis and features carpeted flooring and a walk-in wardrobe.

Family Bathroom1.83m x 1.80m
The modern bathroom features wet-wall panelling throughout, a bath with an overhead shower and shower screen, a WC and a wash hand basin. A heated towel rail and vinyl flooring complete the room.













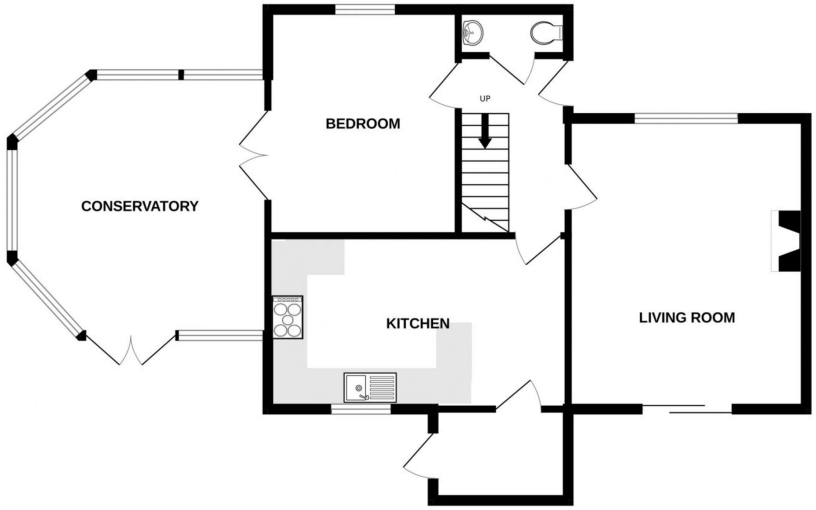




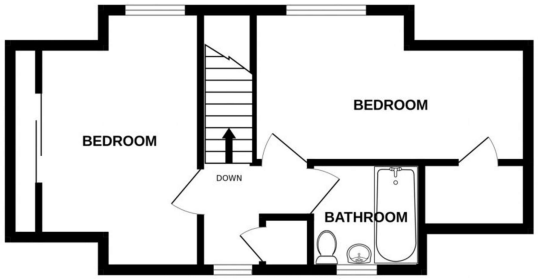




GROUND FLOOR



1ST FLOOR



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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest offer or indeed any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any statutory or other regulations. Only offers using either the Scottish Standard Clauses or such other Scottish legal clauses normally used by solicitors will be considered. The Seller will not be obliged to consider offers received not using these clauses and such offers may not be considered.

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