



51 Riverside Park

Lochside, Fort William, Inverness-shire, PH33 7RB

Guide Price £320,000

Fiuran
PROPERTY

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Lochyside, Fort William, Inverness-shire, PH33 7RB

51 Riverside Park is a beautifully presented & spacious 4 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and located in a quiet cul-de-sac in the popular village of Lochyside, it will make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely 4 Bedroom detached Bungalow
- Immaculate & in walk-in condition
- Wonderful views of Ben Nevis
- Hallway, Lounge, Kitchen/Diner
- Utility Room, Office, family Bathroom
- 4 double Bedrooms (master with En Suite)
- Excellent storage including floored Loft
- Attractive multi-fuel stove in Lounge
- Modern Dimplex electric heating
- Solar panels to the front elevation
- Spacious well-maintained garden
- Summer house and timber shed
- Detached Garage with power & lighting
- Gravelled drive with ample parking
- Convenient village location
- Quite cul-de-sac position
- Wonderful family home



51 Riverside Park is a beautifully presented & spacious 4 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and located in a quiet cul-de-sac in the popular village of Lochside, it will make a wonderful family home.

The accommodation comprises of an L-shaped, Hallway with 2 storage cupboards, Lounge with wonderful views of Ben Nevis, modern fitted Kitchen/Diner, Utility Room, Office, family Bathroom, 4 double Bedrooms all with built-in wardrobes (master Bedroom with En Suite Shower Room). There is also a large Loft space accessed via a hatch in the Hallway and an detached garage with up & over metal door.

In addition to its convenient location, this lovely Bungalow is fully double glazed and benefits from modern Dimplex electric heating. The property is situated on a generous corner plot and is surrounded by a well-maintained garden which houses a summer house and timber shed.

Lochside is approximately 3 miles from Fort William Town Centre. Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William. There is also a train station in Fort William with daily links to Glasgow. The station is also the starting point for The Jacobite, the only steam-powered train still running on the mainline in Great Britain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the gravelled driveway at the front, and entrance into Hallway.

HALLWAY 7.4M X 3.3m (max)

L-shaped with 2 built-in storage cupboards (1 housing the hot water tank), 2 radiators, laminate flooring, hatch to Loft and doors leading to the Lounge, Kitchen/Diner, all 4 Bedrooms and the family Bathroom.

LOUNGE 5m x 4.4m

With bay window to the front elevation with seating area, taking full advantage of the stunning views towards Ben Nevis and surrounding countryside, attractive multifuel stove, radiator and fitted carpet

KITCHEN/DINER 6.1m x 3.2m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, electric oven & hob with extractor hood over, stainless steel sink & drainer, tiled splashbacks, dishwasher, integrated fridge/freezer, radiator, space for dining furniture, window to the rear elevation, cushioned tiled flooring, doors leading to the Utility Room and Office and sliding patio doors leading to the side garden with seating area.



UTILITY ROOM 2.5m x 1.7m

With base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splashbacks, plumbing for washing machine, space for tumble dryer, cushioned tiled flooring and external door leading to the rear garden.

OFFICE 1.7m x 1.4m

With built-in shelving, window to the side elevation, and laminate flooring.

BATHROOM 3.1m x 1.7m (max)

Fitted with a modern white suite comprising bath, shower cubicle, wash basin & WC, heated towel rail, partly tiled walls, window to the rear elevation and laminate flooring.

BEDROOM ONE 3.8m x 2.9m

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.6m x 2.9m

With to the front elevation, built-in wardrobe with sliding mirrored doors, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.4m x 1.5m

Fitted with a modern white suite comprising shower cubicle, wash basin & WC, heated towel rail, partly tiled walls, window to the side elevation and cushioned tiled flooring.



BEDROOM THREE 3.4m x 3.1m

With window to the rear elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM FOUR 3.1m x 2.9m

With window to the rear elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

LOFT

Large partially floored storage space with access hatch in the Hallway.

DETACHED GARAGE

With up & over metal door to the front, window to the rear elevation, external single wooden door to the side elevation and power and lighting.

GARDEN

The well-maintained extensive garden surrounds the property which sits in a lovely corner plot. The front garden is bounded with both timber fencing and hedging plants and is laid with gravel with a slabbed pathway leading to the front door. The side garden houses the detached garage. The rear garden is laid also enclosed with timber fencing and hedging plants and is laid mainly with grass with paving slabs leading to the rear door into the Utility Room. The rear garden houses an attractive summer house and a timber shed. There is a lovely seating area laid with astroturf to the side of the property which leads out from the Diner. The driveway and garage provide ample parking for multiple vehicles.



51 Riverside Park, Lochyside



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band E **EPC Rating:** E50

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

FORT WILLIAM

Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population.



LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road around taking the second right into Riverside Park. Continue ahead following the road to the left, then right, No 51 is directly ahead, and can be identified by the for sale sign.

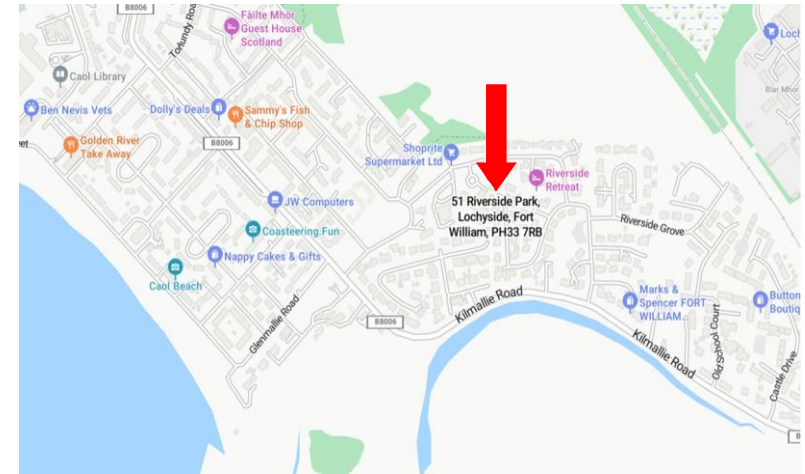
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

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. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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