



36 Lundy Road

Inverlochy, Fort William, PH33 6NZ

Guide Price £220,000

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PROPERTY

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36 Lundy Road is a lovely 3 Bedroom mid-terrace House, located in the much sought-after village of Inverlochy. With garden to the front & rear and with stunning views towards Ben Nevis, it would make a wonderful family home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom mid-terrace House
- Views of Ben Nevis & surrounding mountains
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Entrance Hallway, Lounge/Diner, Kitchen
- Upper Landing, 3 Bedrooms & Shower Room
- Attractive solid fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Sizeable garden to front & rear
- Timber shed in rear garden
- Free parking to the front & rear
- Wonderful family home
- Ideal buy-to-let investment



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The Ground Floor accommodation comprises spacious Hallway with stairs rising to the first floor, bright Lounge/Diner and modern fitted Kitchen.

The First Floor accommodation offers the Upper Landing, 3 double Bedrooms and family Shower Room. There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its peaceful location, this very desirable property benefits from double glazed windows and oil fired central heating. There is free parking to the front and to the rear.

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

APPROACH

Via the garden at the front of the property and entrance into Hallway or via the rear garden and into the Kitchen.

HALLWAY 3/9m x 1.9m (max)

With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 4.5m x 4m

With window to the front elevation with views of Ben Nevis, solid fuel stove, radiator and laminate flooring.

KITCHEN 5.8m x 2.5m (max)

Fitted with modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric double oven, electric hob with extractor hood over, integrated dishwasher, fridge/freezer and washing machine, breakfast bar, pantry cupboard (housing the heating boiler), further understairs storage cupboard, radiator, cushioned flooring, window to the rear elevation, and external door leading to the rear garden.

UPPER LANDING

With fitted carpet and doors leading to all 3 Bedrooms and the Shower Room. There is also a hatch to the Loft.

BEDROOM ONE 3.1m x 2.8m

With window to the front elevation with lovely mountain views, radiator and fitted carpet.

BEDROOM TWO 4.2m x 2.7m

With window to the front elevation with views of Ben Nevis, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM THREE 5.4m x 2.8m (max)

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



SHOWER ROOM 1.9m x 1.8m

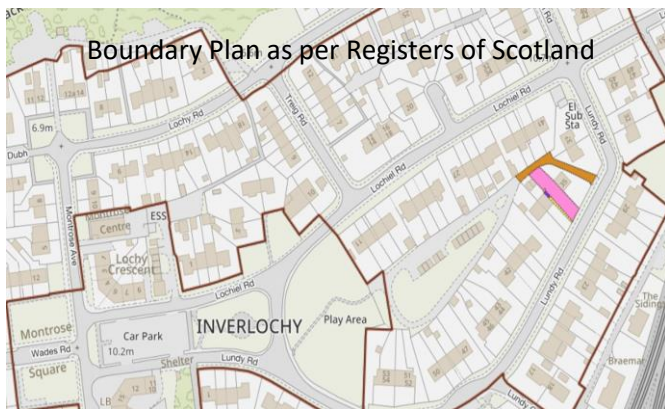
With white suite comprising shower cubicle, WC & wash basin, frosted window to the rear elevation, radiator and vinyl flooring.

GARDEN

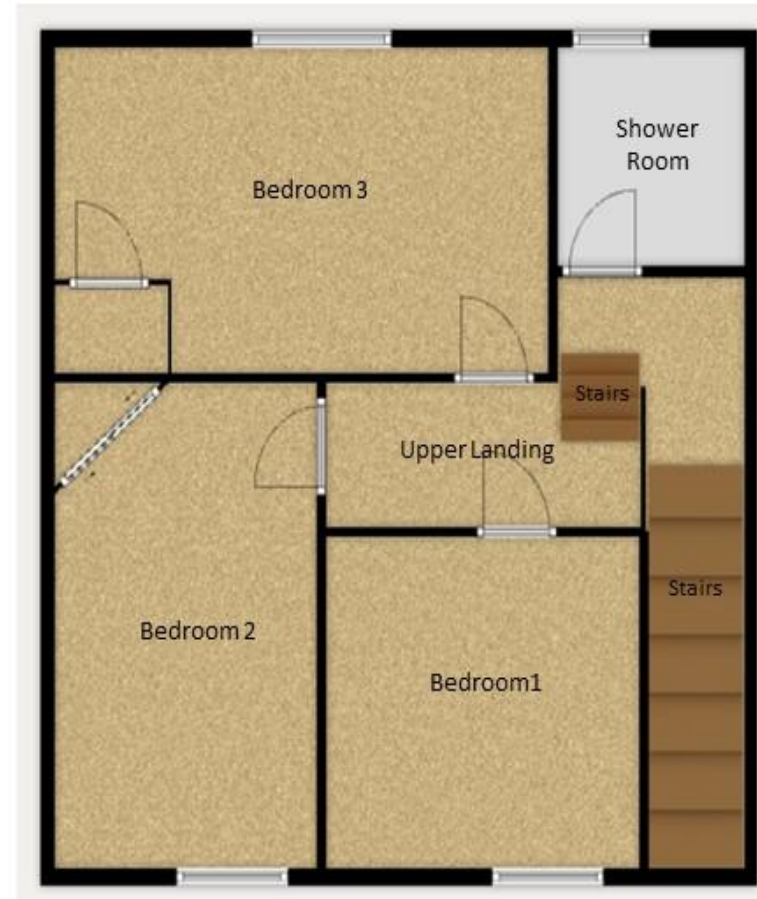
With garden to the front & rear of the property. The extensive front garden is laid mainly with grass bounded by a wall to the front & hedging plants to the side. There is a path (shared with the neighboring property) leading to the front door. The rear garden is laid with paving slabs and houses a timber shed. There is also access to the rear garden by the communal close at the side which is shared with the neighboring property.

INVERLOCHY

Inverlochy is a popular village close to the town of Fort William. It has its own primary school and nursery school. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing, and outdoor/adventure pursuits. The nearby town of Fort William offers further services & amenities.



36 Lundy Road, Inverlochy



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 & drainage.

Council Tax: Band C

EPC Rating: D60

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.

DIRECTIONS

Follow the A82 North from Fort William until you reach Nevis Bridge. At the roundabout take the first exit into Inverlochy. Continue down the hill past the school, continue ahead on Montrose Avenue, at the shops turn right onto Lundy Road. Continue ahead, Number 36 is on the left hand side and can be identified by the For Sale sign.

FORT WILLIAM

Steeped in history, this area 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. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & 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.

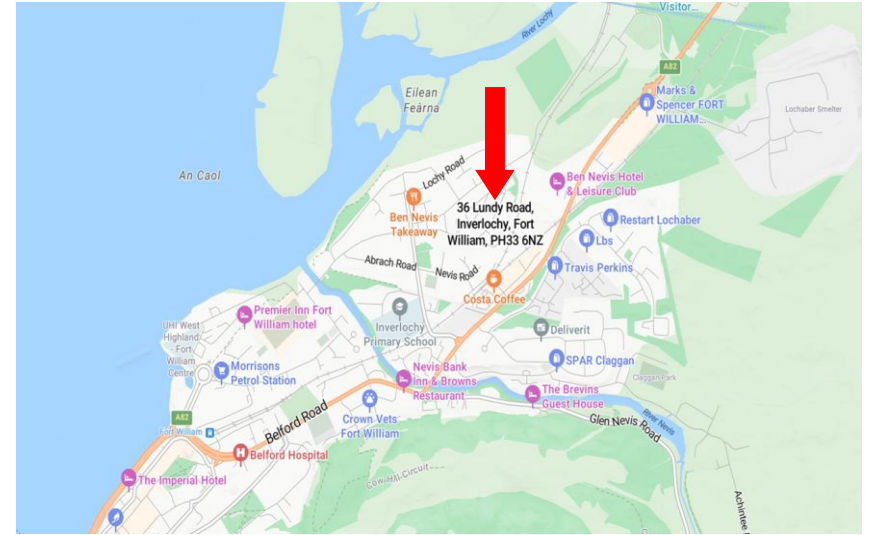
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

