



10 Sutherland Avenue

Upper Achintore, Fort William, PH33 6JT

Guide Price £370,000



Fiuran
PROPERTY

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10 Sutherland Avenue is a beautifully presented & spacious detached Bungalow, with basement Apartment and Garage. Situated in an elevated position with stunning views over Loch Linnhe & to the Ardgour hills beyond. The property has been designed so that it could easily provide letting accommodation and separate owner's accommodation, offering the successful purchaser the opportunity to run a business.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow with basement Apartment
- Elevated views over Loch Linnhe & mountains beyond
- Hallway, Lounge, Kitchen, Utility Room, Dining Room
- 3 Bedrooms (1 with En Suite) and family Shower Room
- Apartment – open plan Lounge, Kitchen, Diner
- double Bedroom and Shower Room
- Excellent storage throughout including Loft
- Double glazed windows & oil central heating
- Sizeable garage with power & lighting
- Private garden surrounding the property
- Gravelled driveway with ample parking
- Close to Fort William town centre
- Wonderful family home



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The accommodation comprises of the Hallway, Lounge, modern Kitchen, Utility Room, Dining Room, 3 Bedrooms (1 with En Suite Shower Room & walk-in wardrobe/Dressing Room) and modern family Shower Room. There is also a partially floored Loft with retractable ladder, power & lighting.

The basement Apartment extends to an open-plan Lounge, Kitchen, Diner & Bedroom and Shower Room.

In addition to its convenient location, 10 Sutherland Avenue is fully double glazed and benefits from oil central heating. It is set within generous garden grounds with beautiful views over Loch Linnhe and surrounding mountains.

There is a garage/workshop located on the lower ground floor. With 2 gravelled driveways there is ample parking for multiple vehicles.

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

APPROACH

Via the front of the property and entrance via steps into the Hallway.

HALLWAY 5m x 4.5m (max)

With storage cupboard housing the electrical fuse box, hatch access to Loft, radiator, laminate flooring and doors leading to the Lounge, Kitchen, all 3 Bedrooms and the family Shower Room.

LOUNGE 4.6m x 4.5m

Bright room with picture windows to the front elevation taking full advantage of the superb views, attractive log burner stove, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 7.2m x 2.8m

Fitted with a range of modern base & wall mounted units, complementary oak work surfaces over, ceramic sink & drainer, LPG Range style cooker with stainless steel extractor hood over, dishwasher, American style fridge/freezer, window to the rear elevation, laminate flooring, semi-open plan to the Dining Room and door leading to the Utility Room.



UTILITY ROOM 3.3m x 2.3m

Fitted with an oak work surface, plumbing for washing machine, space for tumble dryer, large storage cupboards with sliding doors, radiator, window to the rear elevation, laminate flooring and external door to the front elevation.

DINING ROOM 3.2m x 2.3m

With windows to both sides and rear elevation, laminate flooring and patio doors leading out to the rear garden.

BEDROOM ONE 3.3m x 2.4m

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

BEDROOM TWO 4.3m x 3.3m (max)

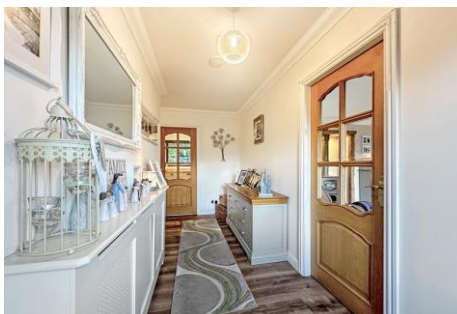
With window to the front elevation with beautiful views over Loch Linnhe & beyond, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.4m x 3m

With window to the rear elevation, built-in wardrobe/dressing room (with power & radiator and plumbing if an extra shower room is required), radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 1.6m x 1.4m

With white suite comprising shower cubicle, wash basin set in a vanity unit & WC, heated towel rail, and laminate flooring.



SHOWER ROOM 2.4m x 1.7m

With modern suite comprising large walk-in shower enclosure, wash basin & WC set in a vanity unit, heated towel rail, tiled walls and tiled flooring.

BASEMENT APARTMENT 7.7m x 6.6m (max)

Well presented with covered entrance and double doors leading into the Hall area with window to the front elevation & large storage cupboard, open-plan Lounge, Kitchen/Diner & Bedroom. The Kitchen area is fitted with modern base & wall mounted units, complementary oak work surfaces over, stainless steel sink & drainer, undercounter fridge/freezer, plumbing for washing machine, 2 electric radiators, laminate flooring in lounge and bedroom areas and vinyl flooring in kitchen/ diner and door leading to the Shower Room. The Shower Room has a shower cubicle with electric shower, wash basin & WC, heated towel rail and tiled flooring.

GARAGE

With double timber doors to the front elevation, and with power and lighting. The central heating boiler is located in the garage.

GARDEN

The sizable garden surrounds the property and captures the wonderful views of Loch Linnhe and surrounding mountains, and may offer further development potential (subject to relevant planning consents). The garden is planted with mature hedging plants, trees and bushes, There are 2 driveways providing ample private parking for multiple vehicles.



10 Sutherland Avenue, Fort William



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

Basement Apartment



GENERAL INFORMATION

Services: Mains water, electricity & drainage.
Oil tank.

EPC Rating: E42 **Council Tax :** E

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.



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 the A82, at the West End roundabout take the exit on to Lundavra Road. Continue up the hill. Take 5th turning left into Sutherland Avenue, follow the road round to the left. Number 10 is on the right-hand side and is the 4th property and can be identified by the For Sale sign.

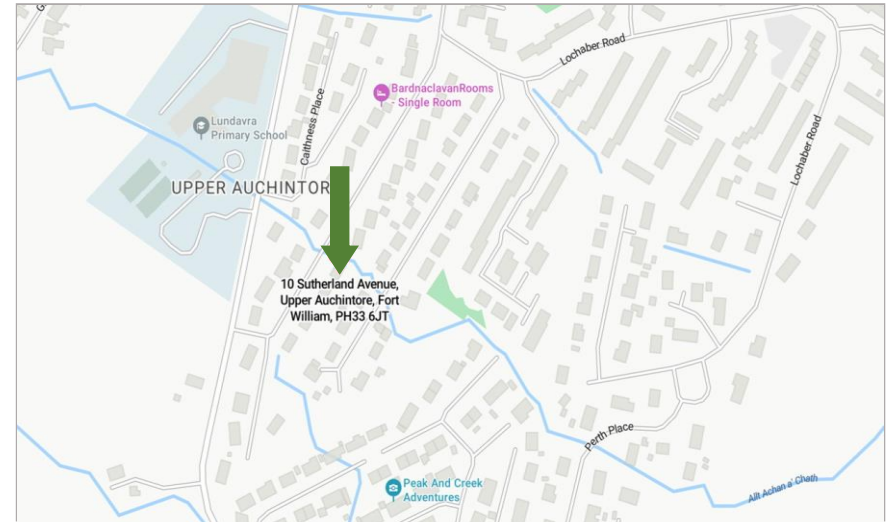
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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