



3 Selkirk Place

Upper Achintore, Fort William, PH33 6UB

Guide Price £255,000

Fiuran
PROPERTY

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3 Selkirk Place is a beautifully presented 3 Bedroom semi-detached Bungalow, located in the popular Loch View Estate area of Fort William, and with mountain views. Offering spacious accommodation in a traditional layout, with private garden, detached Garage and within walking distance of the town centre, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- 3 Bedroom semi-detached Bungalow
- Quite cul-de-sac location
- Lovely elevated mountain views
- Within walking distance of local amenities
- Porch, Hallway, Lounge, Kitchen
- Bathroom, 3 Bedrooms and Loft
- Excellent storage throughout
- Oil fired central heating
- Double glazed windows
- Well-maintained garden
- Detached Garage
- Large shed with power & lighting
- Driveway with parking
- Wonderful family home



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The accommodation comprises spacious "T" shaped Hallway, Lounge, Kitchen, family Bathroom, and 3 Bedrooms (1 of which is currently used as a Dining Room). There is also a large partially floored Loft.

In addition to its peaceful location, this property benefits from oil fired heating and is fully double glazed. It is set in a well maintained garden with driveway for private parking.

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

APPROACH

Via the driveway at the side of the property and entrance into the Hallway.

HALLWAY 5.8m x 3.2m (max)

T-shaped with 2 large storage cupboards (1 with hatch access to the Loft) radiator, laminate flooring, and doors leading to the Lounge, Kitchen, Bathroom, and all Bedrooms.

LOUNGE 5.9m x 3.4m

Bright family room with large windows to the front elevation, attractive log burning stove, radiator, and laminate flooring.

KITCHEN 3m x 2.4m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven & hob, extractor hood over, breakfast bar, radiator, plumbing for washing machine, space for under counter fridge, window to the front elevation, and laminate flooring.

BEDROOM ONE 3.5m x 2.9m

Currently used as a Dining Room, radiator, laminate flooring, and external door leading the rear garden.

BEDROOM TWO 3.5m x 2.8m

With window to the rear elevation, radiator, and fitted carpet.

BEDROOM THREE 4.5m x 3.2m

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

BATHROOM 2.1m x 1.9m

With white suite comprising bath with electric shower over, wash basin & WC, heated towel rail, under floor heating, frosted window to the side elevation, and cushioned flooring.



GARDEN

With garden surrounding the property. The front garden is laid with grass offset with mature shrubs, bushes & hedging plants. The low maintenance rear garden is enclosed with a timber fence and is laid with gravel with a paved area, which is ideal for garden furniture and for dining alfresco. The rear garden houses a large shed (office) & a wood store. The side garden is gravelled and leads to the detached garage and provides off street parking.

GARAGE 5.9m x 3.2m

With double doors to the front elevation, window to the side elevation, power, lighting, and concrete flooring.

SHED 3.7m x 2.4m

With window & door to the front elevation, laminate flooring, power and lighting.

WOOD STORE 2.1m x 2.1m

With clear corrugated roofing, gated access, open slatted timber panels, and gravelled flooring.



3 Selkirk Place, Fort William



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. Oil tank.

Council Tax: Band D **EPC Rating:** E54

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 the west end roundabout, proceed up Lundavra Road. Turn left into Loch View Estate. Follow the road round and take second road on left. Number 3 is the second property on the left, and can be identified by the For Sale sign

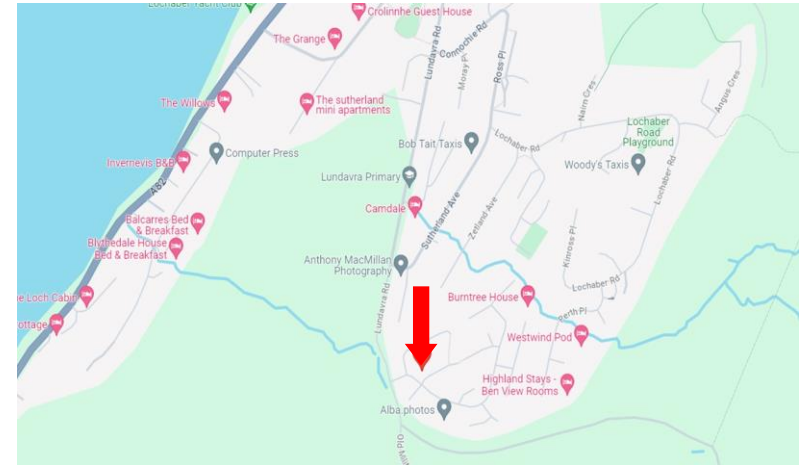
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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