



5 Montrose Square



Nearby views of Ben Nevis

5 Montrose Square

Inverlochy, Fort William, PH33 6ND

Guide Price £260,000

Fiuran
PROPERTY

Fiuran.co.uk

5 Montrose Square

Inverlochy, Fort William, PH33 6ND

5 Montrose Square is very desirable & spacious 3 Bedroom semi-detached House, located in the much sought-after village of Inverlochy. With views towards Ben Nevis and the surrounding countryside and with garden to the front, side & rear, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom semi-detached House
- Views of Ben Nevis & surrounding mountains
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Hallway, Lounge, Kitchen/Diner, Shower Room
- Upper Landing and 3 Bedrooms
- Large Loft, excellent for storage
- White goods included in sale
- Contents available under negotiation
- Double glazed windows & Air source heating
- Garden to front, side & rear
- Large timber workshop with power & lighting
- Gravelled driveway for off-street parking
- Wonderful family home
- No onward chain



5 Montrose Square is very desirable & spacious 3 Bedroom semi-detached House, located in the much sought-after village of Inverlochy. With views towards Ben Nevis and the surrounding countryside and with garden to the front, side & rear, it would make a wonderful family home or an ideal buy-to-let investment.

The Ground Floor accommodation comprises spacious Hallway with stairs rising to the first floor, bright Lounge with multi-fuel stove, Kitchen/Diner and Shower Room.

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

In addition to its convenient location, this well presented property benefits from UPVC double glazed windows & doors and air source central heating.

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

APPROACH

Via the gravelled front garden and entrance into Hallway or at the rear into the Kitchen.

HALLWAY 4.5m x 2m (max)

With external door to the front elevation, carpeted stairs rising to the first floor, large understairs storage cupboard, radiator, laminate flooring and doors leading to the Lounge and the Shower Room.

LOUNGE 4.5m x 3.6m

With picture window to the front elevation, attractive multi-fuel stove, radiator, fitted carpet and door leading into the Kitchen/Diner.

KITCHEN/DINER 4.1m x 4.1m (max)

Fitted with a variety of base & wall mounted units, complementary work surfaces over, ceramic sink, LPG hob with extractor hood over, electric oven, freestanding fridge/freezer, washing machine, dining table & chairs, radiator, window to the rear elevation, vinyl flooring and external door leading to the rear garden.



SHOWER ROOM 2.5m x 2m (max)

With white suite comprising walk-in shower cubicle with electric shower, WC & wash basin, frosted window to the side elevation, radiator and laminate flooring.

UPPER LANDING 2.7m x 1m

With window to the side elevation, fitted carpet and doors leading to all 3 Bedrooms. There is also a hatch to the Loft.

BEDROOM ONE 4.7m x 3m

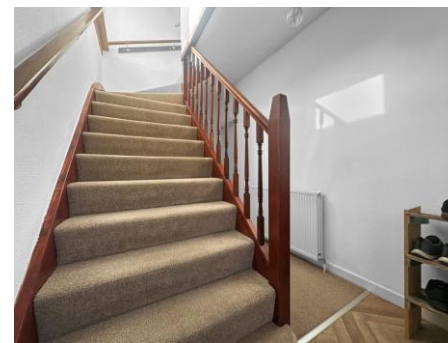
With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.7m x 2.9m

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

BEDROOM THREE 2.8m x 2.6m

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

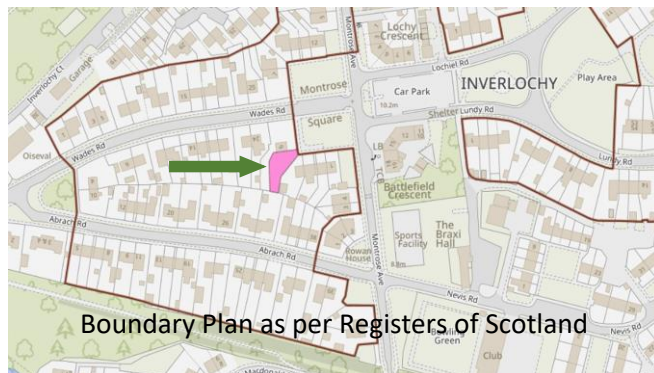


GARDEN

With garden to the front, side & rear of the property. The front garden benefits from fine open views and is laid with gravel and offers private off-street parking. The side garden is laid partly with gravel and partly with grass & houses a large timber workshop (6.3m x 3.2m) with power & lighting. The rear garden offers an attractive raised decking area which leads to the Kitchen door.

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 is within walking distance and offers further services & a variety of amenities.



5 Montrose Square, 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: D61

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 Inverlochty. Continue down the hill past the school, continue ahead on Montrose Avenue. Take the second turning left onto Wades Road. Montrose Square is immediately left. Number 5 is the 2nd house on the right 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.

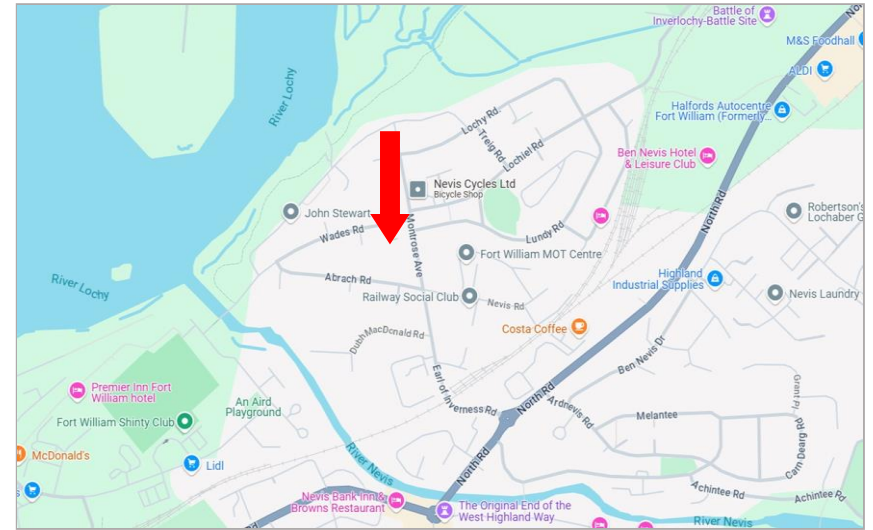
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

