



Cullaird

3a Fife Place, Fort William, PH33 6UR

Guide Price £340,000

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PROPERTY

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Cullaird is a beautifully presented detached Villa with 4 Bedrooms. Located in the scenic town of Fort William. With private garden, timber shed and ample off street parking, it would make a superb family home.

Special attention is drawn to the following:-

Key Features

- Impressive detached family Home
- Well-presented and in walk-in condition
- Porch, Lounge, Kitchen/Diner, Inner Hall
- 2 ground floor Bedrooms, Bathroom, Upper Landing
- 2 further Bedrooms with En Suite Shower Rooms
- Excellent storage throughout including eaves
- uPVC double glazed windows & external doors
- Air source central heating (underfloor to ground)
- Private garden with timber shed
- Attractive raised decking area
- Driveway with ample parking
- Close to Fort William town centre
- Wonderful family home



Cullaird is a beautifully presented detached Villa with 4 Bedrooms. Located in the scenic town of Fort William. With private garden, timber shed and ample off street parking, it would make a superb family home

The ground floor accommodation comprises the entrance Porch spacious Lounge, Kitchen/Diner, Inner Hall, 2 double Bedrooms, and Bathroom.

The first floor offers the Upper Landing and 2 further Bedrooms both with En Suite Shower Rooms.

In addition to its convenient location, Cullaird benefits from air source central heating (underfloor to the ground floor), UPVC double glazed windows & external doors. It is set within generous well-maintained garden grounds with mountain views.

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

APPROACH

Via the paved driveway at the front of the property and entrance into the Porch.

PORCH 1.9m x 1.3m

With external door to the front elevation, laminate flooring and door leading to the Lounge.

LOUNGE 6.5m X 4m (max)

Bright room carpeted stairs rising to the first floor, storage cupboard, windows to the front elevation, multi fuel stove, laminate flooring, double doors leading to the Diner and doors leading to the Kitchen/Diner and Inner Hall.

KITCHEN/DINER 5.4m X 3.1m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven, ceramic hob with stainless steel extractor hood over, tiled splash backs, integrated dishwasher, integrated washing machine, space for large freestanding fridge/freezer, space for dining furniture, 2 windows to the rear elevation, laminate flooring and patio doors leading out to the enclosed rear garden.

INNER HALL 2.3m x 1m

With large walk-in under stairs storage cupboard, laminate flooring and doors leading to Bedroom One, Bedroom Two and the Bathroom.



BEDROOM ONE 3.8m x 3.1m

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

BEDROOM TWO 3.8m x 3.5m

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

BATHROOM 3.1m x 2.1m

With white suite comprising bath with electric shower over, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation and laminate flooring.

UPPER LANDING 3.8m x 1m

With large storage cupboard housing the hot water tank, radiator, Velux window to the front elevation, fitted carpet and doors leading to both Upper level bedrooms.

BEDROOM THREE 5.4m x 3.8m

With window to the front elevation, walk-in dressing area radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.7m x 1.8m

With white suite comprising shower cubicle with wet wall, wash basin & WC set in a vanity unit, frosted window to the rear elevation and tile effect vinyl flooring.



BEDROOM FOUR 5.4m x 3.8m

With window to the front elevation, walk-in dressing area radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.7m x 1.8m

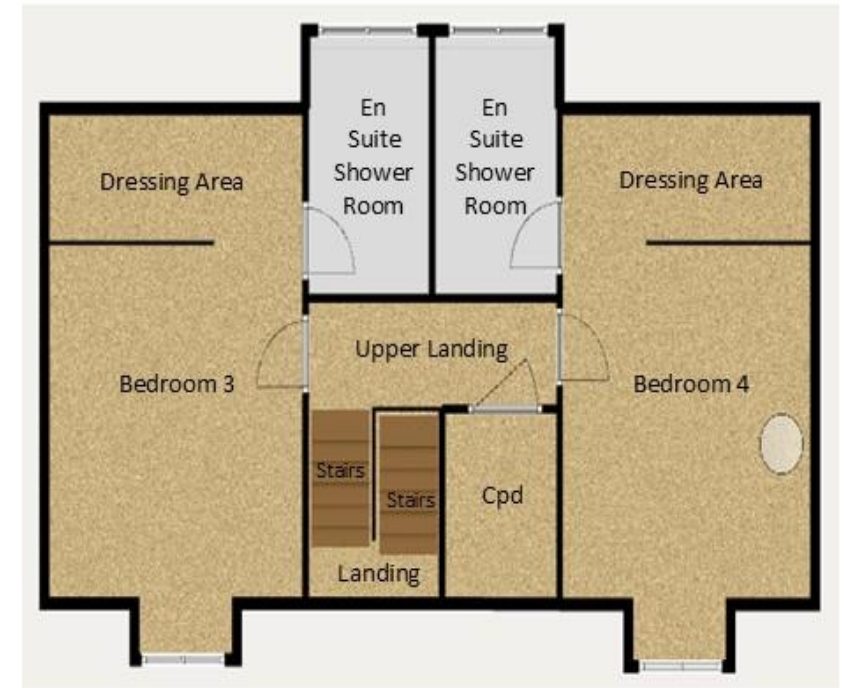
With white suite comprising shower cubicle with wet wall, wash basin & WC set in a vanity unit, frosted window to the rear elevation and tile effect vinyl flooring.

GARDEN

With well-maintained garden surrounding the property. On approach to Cullaird is the paved driveway providing ample parking for several vehicles. With an attractive 2 tiered decking area to the front with ample place for garden furniture for relaxing and dining alfresco. The lower garden is gravelled and houses a timber shed. The rear garden is paved.



Cullaird, 3a Fife 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 & drainage.

EPC Rating: C76

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.

DIRECTIONS

From the A82, at the West End roundabout take the exit on to Lundavra Road. Continue up the hill turn, left into Connachie Road, follow the road round to Lochaber Road. Take first turning left into Fife Place follow the cul-de-sac round to the right, Cullaird is directly ahead and can be identified by the For Sale sign.

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.

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.

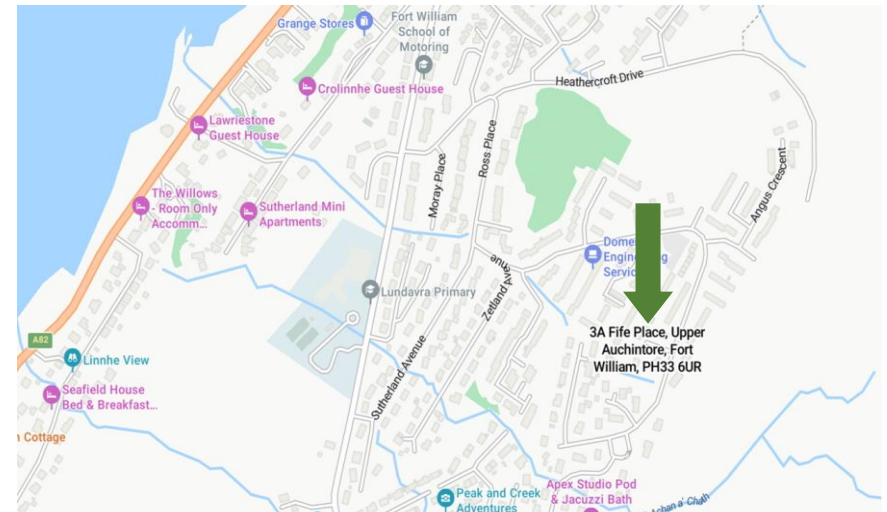
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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