



10 Abrach Road

Inverlochy, Fort William, PH33 6NA

Guide Price £225,000



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PROPERTY

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Inverlochy, Fort William, PH33 6NA

10 Abrach Road is a lovely semi-detached House with 3 Bedrooms. Located in the much sought-after village of Inverlochy on the edge of Fort William. With sizeable private garden and fine open views, it would make a perfect purchase for first time buyers, wonderful family home, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious semi-detached House
- Desirable village location
- Hallway, Lounge, Kitchen/Diner
- Bathroom, Rear Porch, Upper Landing
- 3 Bedrooms (2 with wardrobes) and WC
- Double glazed windows & oil heating
- Private garden to the front, side & rear
- 2 Timber sheds in rear garden
- Driveway with private parking
- Within walking distance of amenities
- Wonderful family home



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The Ground Floor accommodation comprises Hallway, Lounge, Kitchen/Diner, Bathroom and Rear Porch.

The First Floor accommodation offers 3 Bedrooms (2 with built-in wardrobes) and WC. There is also a Loft which is accessed via a hatch in the Upper Landing.

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

APPROACH

Via the side of the property and entrance into the Hallway or at the rear into the Rear Porch.

HALLWAY 2.4m x 2m

With carpeted stairs rising to the first floor, understairs storage cupboard, laminate flooring and doors leading to the Lounge and the Bathroom.

LOUNGE 4.6m x 3.6m (max)

Spacious & bright room with window to the front elevation, attractive multi-fuel stove, radiator, laminate flooring and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.4m x 2m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splash-backs, electric cooker with extractor hood over, radiator, window to the rear elevation, vinyl flooring and door leading to the Rear Porch.

BATHROOM 2.3mx 1.6m

Fitted with a white suite comprising shower enclosure, bath, wash basin, WC, heated towel rail, vinyl flooring and frosted window to the side elevation.

REAR PORCH 2m x 1.8m

With windows to each side & rear elevations, plumbing for washing machine, space for tumble dryer, vinyl flooring and external door leading out to the rear garden.

UPPER LANDING 3.2m x 1m

With window to the front elevation, fitted carpet, access hatch to the Loft, radiator, and doors leading to all Bedrooms and the WC.



BEDROOM ONE 4.3m x 2.5m

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

BEDROOM TWO 3.1m x 2.7m (max)

With window to the rear elevation, built-in wardrobe with sliding mirror doors, radiator and laminate flooring.

BEDROOM THREE 3.1m x 2.2m

With window to the rear elevation, radiator and laminate flooring.

WC 1.4m x 1m

Fitted with a white suite comprising wash basin set in a vanity unit, WC and laminate flooring.

GARDEN

The generous enclosed garden surrounds the property. The front & side garden are laid mainly with grass offset with mature trees, shrubs & bushes. The rear garden is laid with paving slabs & gravel and houses 2 timber sheds (1 with power & lighting). There is a covered decking area which leads out from the Rear Porch. The private driveway to the side of the property provides off street parking.



10 Abrach 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:** E53

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.

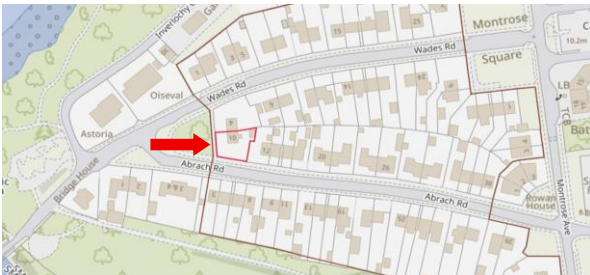
Home Report: A copy is available through the selling Agent.

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 from Fort William until you reach Nevis Bridge, then turn left. At the roundabout take the first exit into Inverlochy. The primary school car park is located on the left. Continue down the hill and take the 1st turning on the left into Abrach Road. Number 10 is the last house on the right 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.

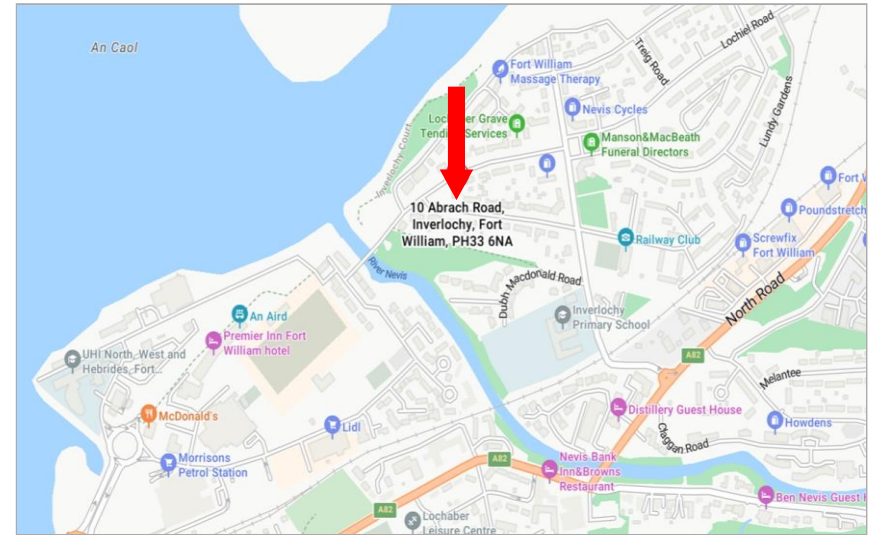
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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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