



3 Telford Place

Claggan, Fort William, PH33 6QG

Guide Price £175,000



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Claggan, Fort William, PH33 6QG

3 Telford Place is a lovely semi-detached House with 3 Bedrooms. Located in the very popular village of Claggan with unrestricted mountain views. With private garden and driveway, it would make a wonderful family home, an ideal purchase for first time buyers, or a perfect buy-to-let investment.

Special attention is drawn to the following :-

Key Features

- Very desirable semi-detached House
- Convenient location near to Fort William
- Porch, Hallway, Lounge/Diner, Kitchen
- Upper Landing, 3 Bedrooms and Bathroom
- Excellent storage throughout
- Double glazed windows
- Electric heating
- Private garden with timber shed
- Tarmac driveway with parking for 2 vehicles
- Council Tax Banding – C
- Ideal purchase for first-time buyers
- Wonderful family home
- Perfect buy to let investment



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

The First Floor accommodation offers the Upper Landing, 3 Bedrooms and the family Bathroom.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 3 Telford Place benefits from uPVC double glazed windows & electric heating.

Telford Place is very central and within walking distance from the town centre of Fort William.

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

APPROACH

Via the front garden and entry into the Porch or via the gated rear garden and entry into the Kitchen.

PORCH 1.2m x 1.2m

With storage cupboard, tiled flooring and door leading to the Hallway.

HALLWAY 2.5m x 1.1m

With carpeted stairs rising to the first floor, large walk-in storage cupboard, radiator, window to the side elevation, fitted carpet and door leading to the Lounge/Diner.

LOUNGE/DINER 6.2m x 3.5m (max)

With dual aspect windows to the front & rear elevations, electric fire set in an attractive surround, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3m x 3m

Fitted with a range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, splash backs, dishwasher, undercounter fridge, plumbing for washing machine, space for tumble dryer, radiator, window to the rear elevation, vinyl flooring and external door leading to the rear garden.

UPPER LANDING 1.9m x 1.8m

With fitted carpet, hatch access to the Loft and doors leading to all 3 Bedrooms & the family Bathroom.

BEDROOM ONE 3m x 2.6m (max)

L-shaped with window to the front elevation, built-in wardrobe, panel heater and fitted carpet.



BEDROOM TWO 4.1m x 3.5m (max)

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

BEDROOM THREE 4.1m x 2.6m (max)

With window to the rear elevation, built-in wardrobe, panel heater and fitted carpet.

BATHROOM 1.8m x 1.7m

With frosted window to the rear elevation, white suite comprising bath with shower over, wash basin & WC and vinyl flooring.

GARDEN

With private garden to the front, side and rear. The front garden is partly enclosed with a timber fence and is laid partly with grass and partly with paving slabs leading to steps to the front door. The rear garden is enclosed with a mixture of timber & wire fencing and is laid partly with paving slabs and partly with timber decking. Please note that there are currently 2 timber sheds & several plastic built sheds in the rear & side gardens, 1 of the timber sheds and all plastic-built sheds will be removed prior to sale, (the timber directly to the rear of the kitchen door will remain). The tarmac driveway to the side of the property provides ample off-street parking for 2 vehicles to park side by side.

CLAGGAN

Claggan is situated just 1 mile away from the centre of Fort William and benefits from a local supermarket. It is close to both Glen Nevis and Ben Nevis.



3 Telford Place, Claggan



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: F28

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 Fort William travelling north on the A82, take the first right turning into Claggan onto Ardnevis Road and take the second turning on the left onto Melantee. Continue straight ahead joining onto Carn Dear Road. Take the next left onto Grant Place and then first right onto Telford Place. Number 3 is on the left-hand side 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.

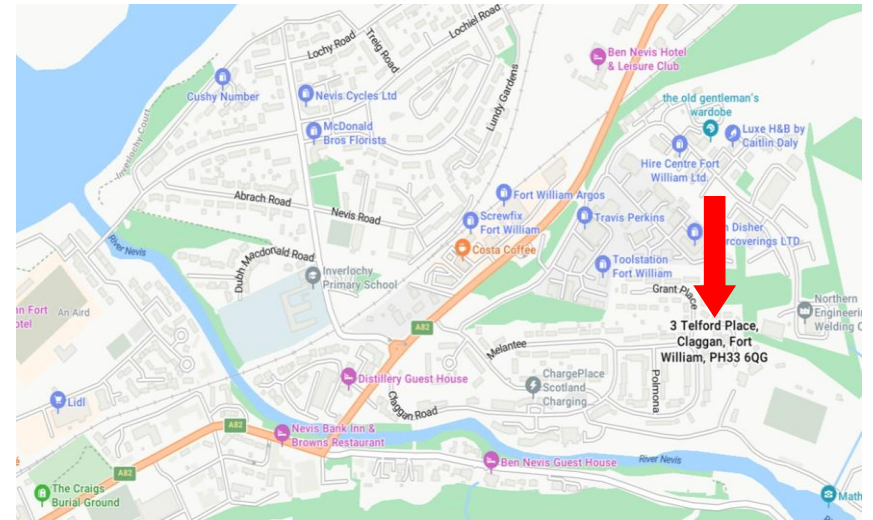
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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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