



7 Dunbarton Road

Fort William, PH33 6UU

Guide Price £195,000

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PROPERTY

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7 Dunbarton Road is a beautifully presented & spacious semi-detached House with 3 Bedrooms. With private garden, detached garage/gym and with lovely views of Loch Linnhe and the Conaglen Hills, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable semi-detached House
- Views of Loch Linnhe & Conaglen Hills
- Within walking distance of local amenities
- Hallway, Lounge, Kitchen/Diner, Cloakroom
- Upper Landing, 3 Bedrooms & Shower Room
- Double glazed windows & electric heating
- Private garden with timber shed
- Detached garage currently used as a gym
- Free parking to front
- Ideal purchase for first-time buyers
- Wonderful family home
- Ideal buy-to-let investment
- Council Tax Banding: C



7 Dunbarton Road is a beautifully presented & spacious semi-detached House with 3 Bedrooms. With private garden, detached garage/gym and with lovely views of Loch Linnhe and the Conaglen Hills beyond, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

The lower accommodation comprises of the Hallway, Lounge, Kitchen/Diner and Cloakroom.

The First Floor consists of the Upper Landing, 3 double Bedrooms and the family Shower Room.

There is also a Loft, which is accessed via a hatch in the upper landing.

Dunbarton Road is very central and is within walking distance from the town centre, approximately 15 minutes' walk. There is a local bus service operating regularly on a daily basis to the town centre.

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

APPROACH

From the front of the property and entry into the Hallway.

HALLWAY 9.1m x 1.8m (max)

With carpeted stairs rising to the first floor, understairs storage area, cupboard housing the fuse box, laminate flooring, doors leading to the Lounge, Kitchen/Diner & Cloakroom and external door leading to the rear garden.

LOUNGE 4.4m x 3.5m

With windows to the front elevation, attractive wall mounted electric fire, storage heater, and laminate flooring.

KITCHEN/DINER 4.6m x 3.5m (max)

Fitted with a range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, tiled splash backs, dishwasher, freestanding fridge/freezer, plumbing for washing machine, space for tumble dryer, space for dining furniture, storage heater, windows to the rear elevation and laminate flooring.

CLOAKROOM 2m x 0.8m

Fitted with a white suite comprising wash basin and WC, frosted window to the rear elevation, tiled walls and flooring.



UPPER LANDING 3.7m x 1.8m

With 2 storage cupboards (1 housing the hot water tank), fitted carpet and doors leading to all 3 Bedrooms and the Shower Room.

BEDROOM ONE 3.4m x 3m

With window to the front elevation, panel heater and fitted carpet.

BEDROOM TWO 3.4m x 4.3m (max)

With window to the front elevation, panel heater and fitted carpet.

BEDROOM THREE 4.5m x 3.5m (max)

With windows to the rear elevation, 2 built-in wardrobes with sliding doors, further space for free standing wardrobe, panel heater and laminate flooring.

BATHROOM 1.9m x 1.6m

With frosted window to the rear elevation, white suite comprising shower enclosure, wash basin, WC, heated towel rail, tiled walls and flooring.

GARDEN

With garden to the front, side and rear. The gated front garden is enclosed with a small wall to the front & one side and timber fencing to the other side and is laid with block paving. The side garden is covered with a lean-to canopy. The rear garden is bounded by a mixture of hedging plants & timber fences, is laid with block paving and houses a timber shed. The detached garage (4.6m x 2.6m) currently used as a gymnasium is located to the side of the property with single door to the rear elevation, power, lighting and concrete flooring.



7 Dunbarton Road, 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.

Council Tax: Band C

EPC Rating: E50

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.



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

At the West End roundabout take the exit onto Lundavra Road, turn onto Connachie Road. Continue up the hill, take the next left onto Dunbarton Road, passing the parking area on the left. Continue ahead at the T junction bear right, Number 7 is located directly ahead.

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.

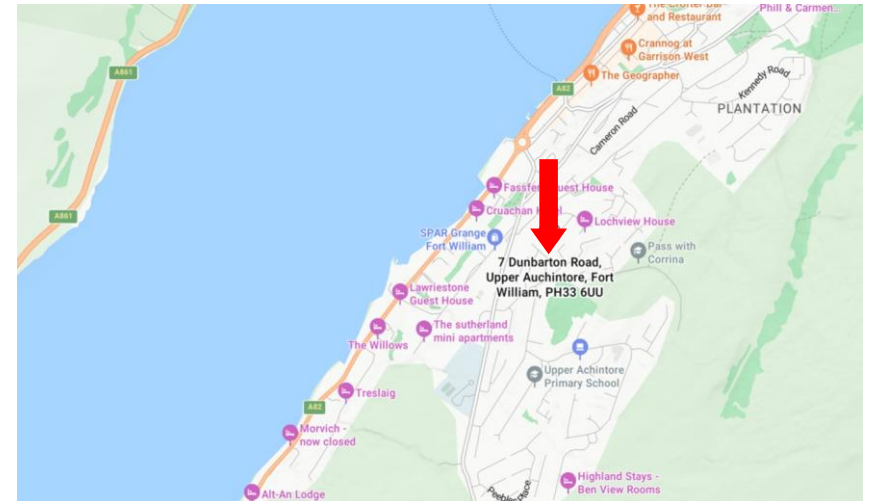
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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