

11 MOSSFIELD DRIVE, LOCHYSIDE, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Significant renovation to this superb 3 bed semi bungalow
New modern electric heating system / New internal doors
New ceilings, floors and walls with high spec insulation
Fire Safety Compliant to 2023 regulations
Double glazing / Off street parking
Situated in popular Lochside
Lovely views towards Ben Nevis & surrounding hillside
Spacious living accommodation with good storage
Council Tax Band D / Tenure is Freehold / EPR C-73



OFFERS OVER
£255,000

DESCRIPTION

McIntyre & Company are delighted to bring 11, Mossfield Drive to the market. This superb three bedroom, semi detached bungalow has been significantly renovated to a high standard by local contractors. Renovations include a complete rewire of the bungalow with thermostatically controlled radiator to each room, new internal floors, walls and ceilings complete with high spec insulation and new internal doors. Although the kitchen is original, improvements to the layout have been made to bring the kitchen up to the latest safety fitting standards. The necessary smoke and carbon monoxide interlinked detectors have also been installed. All flooring s back to board. The property was originally built around 1972 and spans approx. 78sq m.

Situated in popular Lochyside the bungalow enjoys lovely views towards Ben Nevis and the surrounding mountains. Further benefits include PVC-u double glazing through-out, good storage, a long tarmac driveway that provides off street parking for approx. 2 vehicles.

There is no chain and therefore an early date of entry could be available.

It should be noted that any appliances have not and will not be tested and are sold as seen.

DIRECTIONS 11 Mossfield Drive, Lochyside, Fort William, PH33 7PE.

On leaving Fort William Town Centre travel along Belford Road heading North on the A82. At the Ben Nevis Distillery/Shell filling station roundabout turn left on to the A830 road to Mallaig. Turn left at Farmfoods, follow the road round taking the 3rd right into Mossfield. Then bear left, then turn right and at the end of the road, No 11 is the first right on the left hand side.

LOCATION/AMENITIES

Mossfield Drive is in an established residential area in popular Lochyside and is generally serviced by the nearby village of Caol which has a general store, community hall, post office and variety of shops.

There are Three Primary Schools in Caol and Lochaber High School is within walking distance of the property. Mossfield is near to an established bus route to and from Fort William Town Centre.

Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK.” The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

ACCOMMODATION COMPRISES

Entrance Porch, Inner Hallway, Lounge, Kitchen, Bath Room and Three bedrooms.

Entrance Porch 1.17m x .94m (3’09” x 3’01”)

Storage cupboard houses the electricity meter box. A further lockable door provides access into the “L” shaped hallway.

A large walk-in store cupboard provides access to the loft via a drop down ladder.

Entrance Porch 1.17m x .94m (3'09" x 3'01")

Storage cupboard houses the electricity meter box. A further lockable door provides access into the "L" shaped hallway.

A large walk-in store cupboard with shelving and access to the loft.



LOUNGE 4.84m x 3.74m (15'10" x 12'03") (at widest points)

Bright and spacious room providing lovely views over the front garden and towards Ben Nevis and the surrounding mountains. There is a brick and marble effect fireplace which has a recess and shelf to one side.



KITCHEN 4.45m x 2.42m (14'07" x 7'11")

A modern style kitchen with a variety of drawer and base units to include a glass fronted display cabinet. Access to rear garden.

BATHROOM 2.40m x 1.64m (7'10" x 5'04")

Bathroom comprises of bath, wash hand basin with vanity storage cupboards below.

BEDROOM 4.54m x 2.49m (14'10" x 8'01")

A good size rear facing double room which enjoys restricted hillside and garden views. Two built in cupboards one houses the water tank.



BEDROOM 3.74m x 3.11m (11'04" x 10'02") (at lonest x widest points)

Front facing room enjoying hillside views.

BEDROOM 3.01m x 2.22 (9'10" x 7'03")

Built in cupboard with hanging rail and shelf.

EXTERNALLY

On approach to the property there is open access that provides parking for two vehicles by way of a long tarmac drive.

The front is predominantly grass with a border of small plants and flowers. There is a low level wall at the front and down one side of the bungalow with a low level fence to the other side.

Access to the kitchen can be taken from down the side of the bungalow where there is an outside tap and an external light.

To the rear there is gated access which leads to a working type garden. Historically the garden was used for vegetable and fruit growing. There is a slab path and a concrete base which hosts a good size greenhouse and a timber shed. It should be noted that the timber shed has a damaged floor. The shed and greenhouse are included in the sale.



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