

43, LOCHABER ROAD, FORT WILLIAM.

mcintyre & co
Solicitors & Estate Agents



Fabulous, extended mid terrace family home

Open plan style lounge-diner-kitchen, set for modern day family living

Three spacious bedrooms / Shower room / G.F W.C

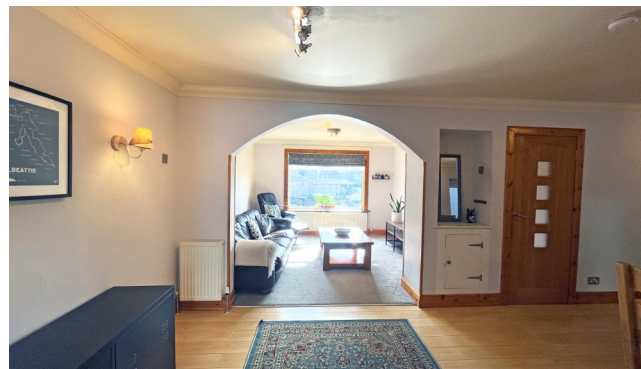
Fabulous fitted kitchen with breakfast bar & Range Master

Spacious, well present and good storage through-out

Double Glazing / Oil fired heating system

Within walking distance of the local Primary and Nursery Schools

Freehold property / Tax Band C / EPC D-63



GUIDE PRICE:

£185,000

DESCRIPTION

McIntyre & Company are delighted to bring 43 Lochaber Road to the market. This beautiful three bedroom, mid terrace family home gives you everything you need for modern day family living.

The property was originally built around 1970 and latterly a large extension was added to the rear and now spans approximately 98sq m.

In addition to its convenient location the property benefits from a beautiful open plan style lounge-diner-kitchen. This fabulous, modern fitted kitchen comes with a breakfast bar, a range of wall, drawer and base units to include a corner carousel unit. The Range Master double oven with gas hob, stainless steel splashback, extractor chimney, dishwasher and washer-dryer are included in the sale price. The American style fridge-freezer can be available by separate negotiation. The dining area was originally the main kitchen that now has sufficient space to accommodate a 6 seater table and chairs and a cosy seating area. French Doors in the dining area lead into the garden. Each of the three bedrooms are a good size and will accommodate a minimum of a double bed.

Quality fitted laminate flooring has been laid to the majority of the ground floor with the exception of tile to the W.C and carpet to the lounge area. The property further benefits from double glazing, oil fired heating, Fire Safety Compliant to 2022 Regulations, cavity wall insulation to the front, registered as freehold and is council tax band C. There is a neatly kept and low maintenance tiered garden to the front comprising two decking areas each with patio slab hard standing and a small area of lawn.

Overall this property has been designed to support modern family living and viewings come highly recommended.

ACCOMMODATION COMPRISES

GROUND FLOOR: Inner Hallway, W.C, Lounge-Diner-Kitchen.

FIRST FLOOR: Shower room and Three Double Bedrooms.

LOCATION/AMENITIES

Situated within walking distance of Lundavra Primary and Nursery School as well as the Town Centre. There is a regular bus service that operates from Lochaber Road that travels to and from Fort William's town centre with links to the High School and Medical Centre.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK". There are extensive facilities to include a hospital, mainline railway station with links to Edinburgh, Glasgow, Mallaig as well as the overnight sleeper to London. There is a bus station, cinema, supermarkets, a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

DIRECTIONS: 43, LOCHABER ROAD, FORT WILLIAM, PH33 6TW

From the town centre head South to the West End Roundabout, at the roundabout take the first exit onto Lundavra Road. Continue until reaching the left turn onto Connochie Road, follow the road up the hill and onto Lochaber Road. No 43 is on the left hand side opposite the swing park. There are approx. 6 steps before reaching the entrance and No 43 is situated to the right of the steps.

GROUND FLOOR

ENTRANCE PORCH 2.99m x 1.32m (9'09" x 4'03") (at widest points)

Laminate flooring, large, walk-in under stairs store cupboard and access to storage in the void.

LOUNGE-KITCHEN-DINER, open plan style.

Area 1 Diner 6.54m x 2.81m (21'05" x 9'02")

Recessed display shelf with storage cupboard below. Laminate flooring and French Doors leading to the rear garden. Free standing feature fire, spot light fittings and wall lights.



Area 2 Kitchen 4.22m x 3.17m (13'85" x 10'04")

Fabulous fitted kitchen with breakfast bar. Laminate flooring.

Area 3 Lounge 3.47m x 3.47m (11'04" x 11'04")

Large window provides hillside views. Carpet flooring.

GROUND FLOOR W.C 1.49 m x 1.38m (4'10" x 4'06")

W.C & Wash Hand Basin with vanity unit above. Tile flooring.



FIRST FLOOR

BEDROOM 1 3.49m x 2.95m (11'05" x 9'08")

Spacious bedroom with lovely hillside views. Recess for wardrobes. Carpet flooring.

BEDROOM 3 3.07m x 2.85m (10' x 9'04")

Built in cupboard houses water tank. T.V point and laminate flooring.

BEDROOM 2 3.15m x 2.91m (10'03" x 9'06")

Rear facing room, T.V point, feature wall and carpet flooring.

SHOWER ROOM 2.95m x 1.46m (9'08 x 4'09")

Comprises: Shower cubicle, W.C, wash hand basin, heated towel rail and vinyl flooring.



EXTERNALLY

The front garden is a low maintenance tiered garden, bounded by fencing and consisting of predominantly sun decking with a small hard standing of patio slabs to each tier. There is an area of lawn with two small blossom trees.

To the rear is a patio slabbed path and decorative slate which leads to a stepped area where there is a small monoblock patio area and garden shed with power and lighting. External wall lights.

Gated access leads to a public pathway alongside the rear of the property.



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