

# 8, GLENLOCH VIEW, ACHINTORE ROAD, FORT WILLIAM



**mcintyre & co**  
*Solicitors & Estate Agents*



Beautifully presented 2 bedroom first floor apartment in walk-in condition

Fabulous views to Loch Linnhe and the Conaglen hills

Modern fitted kitchen with integrated appliances

Electric heating with thermostatically controlled radiators

Double glazing / Tenure is freehold / Council Tax Band C

An excellent Energy Performance Rating C-73

A Property Management Fee of £100pm is payable for maintenance of the building.

Allocated parking bay with additional visitors parking

Ideal holiday home, buy to let or small family home

**GUIDE PRICE**

**£190,000**

## DESCRIPTION

McIntyre & Company are delighted to bring 8 Glenloch View to the market.

The apartment boasts a prime spot within this development and enjoys fabulous views over Loch Linnhe and the Conaglen hills from its lovely bay fronted window. The layout has been thoughtfully considered to provide the apartment with plenty of natural daylight and loch and hillside views from all of the windows.

This modern and attractive development is well kept externally and is beautifully presented internally. Built around 2009 this first floor apartment spans approximately 67sq m.

The apartment benefits from a modern electric heating system with thermostatically controlled wall mounted radiators, double glazing, an interlinked smoke alarm system and has neutral decor through-out.

There is a quality fitted kitchen with integrated appliances that include a dishwasher, washer-dryer, fridge, oven with hob and stainless steel chimney extractor. There is a variety of wall, drawer and base units with white finish cabinets and contrasting dark worktop, splashback and flooring.

Tenure is freehold

An excellent Energy Performance Rating of C-73

Council Tax Band C

There is a management fee payable of £100pm that covers the window cleaning, grass cutting and building contingencies.

This is an ideal starter home, holiday let/retreat or Airbnb opportunity with income potential.

## LOCATION

Situated in sought after location with fantastic views over Loch Linnhe and the Conaglen hills.

Located in a prestigious and managed development along Achintore Road which is on a bus route into the town centre where there are links to the Medical Centre and Lochaber High School.

Fort William has a train station with rail connections to, Glasgow, Inverness and Mallaig and is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and makes a great base for touring the Highlands and Islands and boasts a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

Fort William 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.

### **DIRECTIONS: 8 GLENLOCH VIEW, ACHINTORE ROAD, PH33 6TZ**

From the West End Roundabout at Fort William, take the A82 South along Achintore Road. Continue for approximately 2miles, Glenloch View is located on the left hand side, Number 8 is in the middle apartment block. The private parking bay is immediately adjacent to the apartment, the entrance door is the middle door of 3.

**ACCOMODATION COMPRIMISES:** Open plan, lounge-kitchen-diner, family bathroom and two double bedrooms.



SUNSET ON LOCH LINNHE OUTSIDE OF No 8





## OPEN PLAN, LOUNGE - KITCHEN - DINER:

**ENTRANCE PORCH 1.84m x 1.38m**

Wall heater and carpet flooring.

**Lounge-Kitchen-Diner - OVERALL: 7.15M x 5.64m**

Bright and spacious room with large bay window to the front elevation providing fabulous views to the Conaglen hills and Loch Linnhe. Co-ordinated carpet flooring has been laid through-out with the exception of the kitchen area and bathroom.



**KITCHEN AREA: 3.05m x 2.35m**

Fitted with breakfast bar and integrated appliances that include a dishwasher, washer-dryer, fridge, oven, hob and extractor chimney. Vinyl flooring.

**HALLWAY 2.32m x 1.11m (leading to bedrooms and bathroom)**

Large double door cupboard housing the hot water cylinder, storage space, shelving and lighting.

**FAMILY BATHROOM: 2.95m x 1.68m**

Modern, fully tiled bathroom with shower and side screen over bath, W.C, Wash hand basin, heated towel rail, extractor fan, fitted mirror with light and shaver socket above. Vinyl flooring.

**BEDROOM 4.09m x 2.47m**

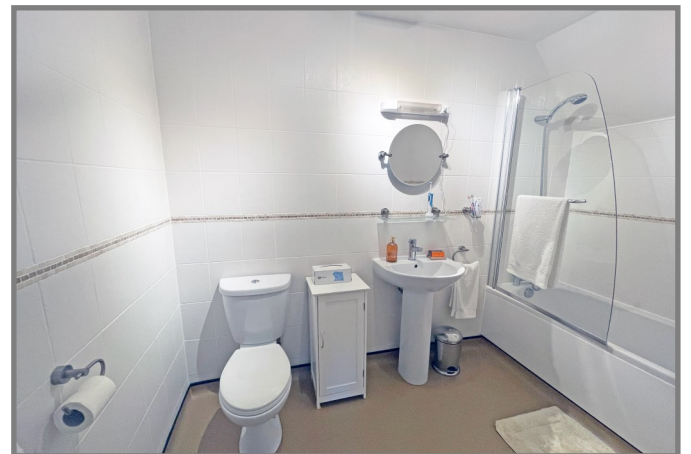
Double room with loch and hillside views. Wall panel heater, carpet flooring and access to loft space.

**BEDROOM 4.09m x 3.17m**

Double room with loch and hillside views. Large built in wardrobe with light, hanging rail and shelving. Wall panel heater and carpet flooring.





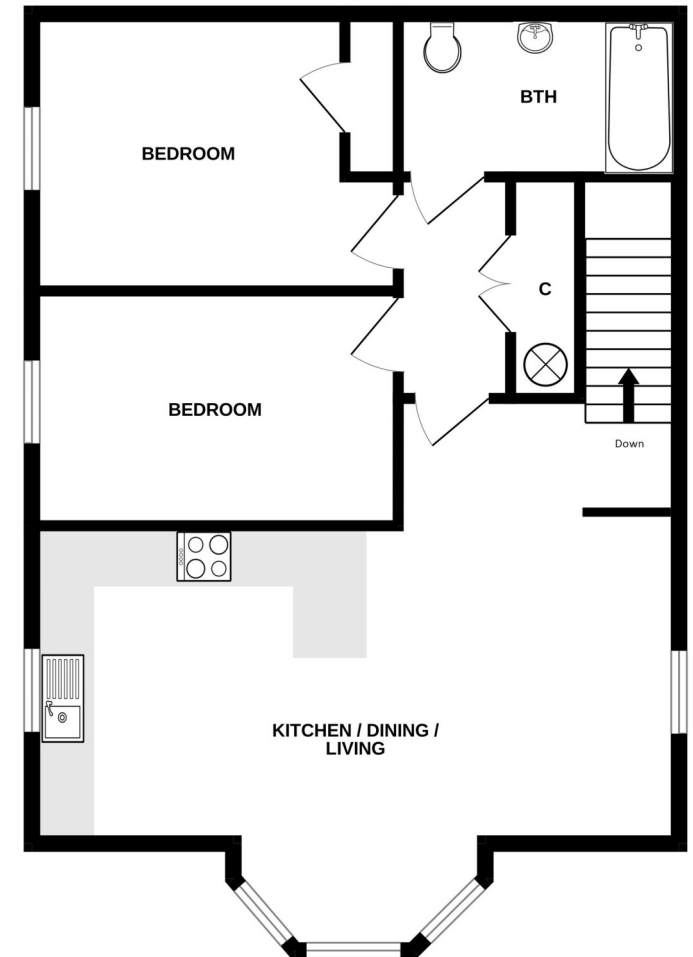




## EXTERNALLY

The property sits in well maintained grounds that are property managed by Newton Management Company, a monthly fee is payable for the property management that includes grass cutting, window cleaning and general contingencies.

Immediately opposite the apartments are areas of communal ground on Achintore Road that provide access to the shores of Loch Linnhe. Number 8 has a private numbered parking bay adjacent to the apartment and there is ample marked visitors parking bays throughout the development.







DUSK ON LOCH LINNHE



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