

15 GRANGE ROAD, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Attractive ground floor flat

Two double bedrooms

Modern, galley style fitted Kitchen

Double Glazing/Electric heating/Excellent storage

Large rear garden with gated access to swing park

Ideal for first time buyer, Airbnb, buy to let or small family home

A good Energy Performance Rating of D

Tenure is freehold / Council tax band C



OFFERS OVER
£130,000

DESCRIPTION

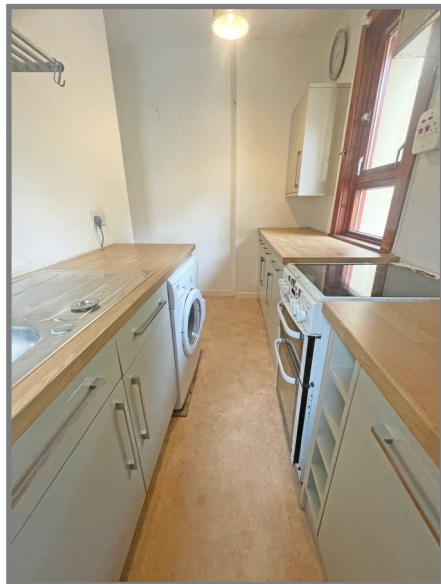
McIntyre & Company are delighted to bring 15 Grange Road to the market.

In addition to its convenient location this attractive two bedroom flat is decorated with neutral colours throughout and benefits from a lounge-diner with feature fireplace and cupboard that houses a new water tank. A modern galley style fitted kitchen with gloss finish cabinets and wood effect worktops. There is great storage through-out, a large rear garden that has gated access to a small swing park nearby and Lundavra Primary and Nursery Schools are within walking distance of the property.

Tenure is Freehold / Council Tax Banding is C

A good Energy Performance Rating of D

ACCOMODATION COMPRISES, Inner hallway, kitchen, lounge-diner, family bathroom and 2 double bedrooms.



LOCATION/AMENITIES:

There is a regular bus service that operates from the nearby Spar Shop to and from Fort William's town centre as well as the High School and the Medical Centre.

Fort William is the main district town of Lochaber, 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 locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

There is a variety of shops, hotels and restaurants, a tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

DIRECTIONS, 15 GRANGE ROAD, FORT WILLIAM, PH33 6JH

At the West End Roundabout, Fort William, turn left into Lundavra Road. From Lundavra Road, take the 1st right turning into Grange Road. Travel along past the general store to the 2nd apartment block on the left. No 15 has an access door which is through a gate and down the side of the block.

LOUNGE-DINER 4.58m x 3.66m

A bright and airy room that overlooks the rear garden. A space saving sliding door provides access to the room where there is carpet flooring, an open fire with tile surround and hearth. To one side of the chimney breast is recessed shelving. A built in cupboard houses a new water tank.



KITCHEN 3.49m x 3.36m

A modern fitted kitchen with a variety of wall, drawer and base units. Vinyl flooring.



BATHROOM 2.46m x 1.46m

White suite consists of bath with shower over and wet wall finish around the bath area. W.C, wash hand basin with tile above. Vinyl flooring and a dimplex wall heater.



BEDROOM 1 3.95m x 3.55m

A front facing spacious double room enjoying hillside and restricted loch views. Built in wardrobe, carpet flooring and wall heater.



BEDROOM 2 2.99m x 2.73m

Front facing with views towards the Conaglen hills and restricted loch views. Built in wardrobe, carpet flooring and wall heater.



EXTERNALLY

There is a small graveled path around the property leading to the rear garden. The rear garden is predominately laid with grass surrounded by some mature trees and shrubs. There is gated access to a rear public pathway and swing park. The shores of Loch Linnhe are a short walk from the property.

Nearby swing park accessed from rear gate.



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