

# 48, ROSS PLACE, FORT WILLIAM

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



Beautifully presented and spacious three bedroom flat  
Enjoying fabulous Loch and Hillside views  
Open plan style Lounge-Kitchen-Diner / Utility / Bathroom  
Modern Double Glazing / Electric Heating / Great Storage  
Excellent Energy Performance Rating of C-78  
Fire safety compliant / Council Tax Band C / Tenure is Freehold  
Short walk to the local primary and nursery school  
Within walking distance of Fort William Town Centre and on a bus route  
Ideal purchase for first time buyer/buy to let or family home  
Majority of the content is available by separate negotiation



**GUIDE PRICE**

**£145,000**

## DESCRIPTION

Situated in an enviable, elevated position enjoying fantastic views over Loch Linnhe and the Conaglen Hills.

This is a beautifully presented top floor flat that is in good order providing a fabulous opportunity for a first time buyer. The layout to the front provides open plan style living, with an access door off the hall leading into the kitchen and a large opening further leads to the lounge-diner.

The property benefits from spacious living accommodation to include a modern fitted kitchen with integrated oven, hob and extractor. A large walk in utility room, a modern bathroom with a shower over the bath and three good size bedrooms.

In addition to its convenient location, further benefits include an excellent energy performance rating of C-78 and the flat is fire safety compliant. There is a high retention heat storage heaters (the supply of electric is not key meter) with modern wall heaters. The modern double glazing, fitted wood laminate flooring through-out and excellent storage.

Enhancements to the outside of the building include rendered walls, insulation, roof and windows. There is a private shed situated alongside the building.

## DIRECTIONS 48 ROSS PLACE, FORT WILLIAM, PH33 6JZ

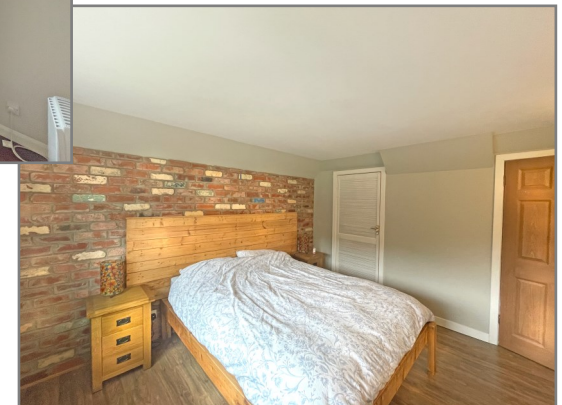
From the town centre head South to the West End Roundabout, at the roundabout take the first exit onto Lundavra Road. Continue until reaching Connochie Road and turn left, follow the road up the hill bearing right onto Ross Place. No 48 is situated at the far end.

## LOCATION/AMENITIES

Situated in a sought after location just a short walk to Lundavra Primary and Nursery School and the Town Centre. A regular bus service operates to and from Fort William's town centre and medical centre. The bus stop is outside the property on the main road as is a well stocked Spar shop that has public parking.

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, 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.

**Accommodation Compromises:** Inner Hallway, Lounge, Fitted Kitchen, Bathroom, Utility and Three Bedrooms.



## HALLWAY

"L" shaped hallway with large utility cupboard and a further storage cupboard. Loft access.

## LOUNGE-DINER AREA 4.55m x 4.10m

Bright and spacious room with large window to the front elevation providing lovely loch and hillside views. Feature wall.

## KITCHEN AREA 4.55m x 3.04m

Fitted kitchen with a variety of wall, drawer and base units that include an integrated oven, hob and extractor chimney. Tiled walls above work surface areas. Double door storage cupboard that houses the water tank. Larder style cupboard with shelving.

## UTILITY / WALK IN CUPBOARD 2.92m x 1.51m

Currently used for storage and a utility. There is power to house white goods.

## FAMILY BATHROOM 2.58m x 1.68m

Modern with predominantly tiled walls, a shaped bath with shower and side screen over. Wash hand basin with vanity cupboard below. W.C and display shelving.

Each of the bedrooms are rear facing.

## BEDROOM 1 3.69m x 3.55m

Built in cupboard with hanging rails. Back to brick feature wall. Spot lights.

## BEDROOM 2 3.69m x 2.91m

## BEDROOM 3 3.30m x 2.12

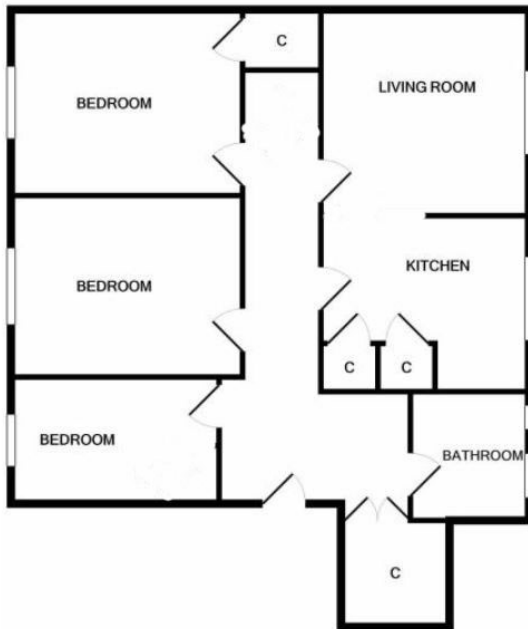
The large triple door wardrobes with centre sliding mirror front is included in the sale price.



## EXTERNALLY

To the rear is a drying green and shared garden that is laid with lawn. To the front is a tarmac pathway leading to the building and a well maintained grassed area. Private lockup/shed.

Parking is located to the rear and front of the property.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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