

1 INVERLOCHY PLACE, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Three bedroom end terrace house

Desirable location

Double Glazing

Electric Heating

Good Storage

Good Energy Performance Rating D-55

Council Tax Band C

Tenure is Freehold

Short walk to the local primary school

Within walking distance of Fort William Town Centre
and on a bus route

GUIDE PRICE

£195,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 1 Inverlochy Place to the market. The property was built around 1940 and spans approx. 81sq m

There are good room proportions including a large lounge-diner with dual aspect windows and a similar size double/king bedroom with built-in cupboards. The property features modern Woodgrain PVCu double glazing, storage heating to the ground floor and wall panel heaters to the upper floor bedrooms. There is back to board flooring through-out, good storage and a large rear garden with off street parking.

It should be noted that the decor is of an older style and internally could benefit from some modernisation. The property is being sold as seen and any modernization required has already been reflected in the home report valuation.

ACCOMMODATION COMPRISES Front & Rear Porch, Inner Hallway, Lounge, Kitchen, Bathroom and Three Bedrooms.

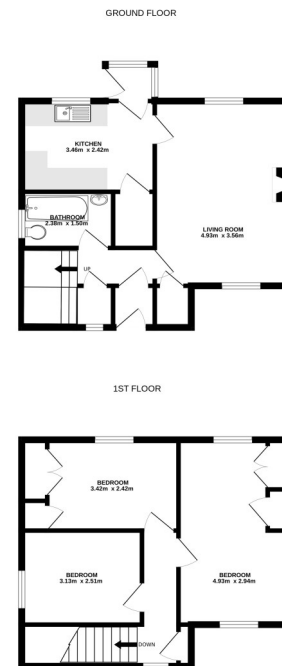
DIRECTIONS 1, INVERLOCHY PLACE, FORT WILLIAM, PH33 6UB

From the town centre head North on the A82 until reaching the Leisure Centre on your right. Turn into the centre and take an immediate left into Inverlochy Place. No 1 is situated on the left at the far end.

LOCATION/AMENITIES

Situated in a sought after location just a short walk to Inverlochy Primary 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 opposite the property on the main road.

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.



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. All measurements have been taken at longest x widest points and are approximate.

REAR PORCH 1.18m x .99m

Fully glazed PVCu Porch with tiled flooring.

KITCHEN 3.46m x 2.42m

Rear facing kitchen with a variety of wall, drawer and base units. Good size storage cupboard with shelving. Hillside views.

LOUNGE 4.93m x 3.56m

Spacious room with dual windows. Open fire with tiled hearth and surround.

ENTRANCE PORCH 1.03m x 1m

leads to Inner Hallway. Under stairs storage cupboard.

BATHROOM 2.38m x 1.50m

Bath with shower over, wash hand basin with vanity cupboard below, W.C, heated towel rail, dimplex wall heater and tiled walls around bath area.

FIRST FLOOR

There is a small landing with a storage cupboard and access to the loft.

Each of the bedrooms have a wall panel heater and have hillside views.

BEDROOM 4.93m x 2.94m

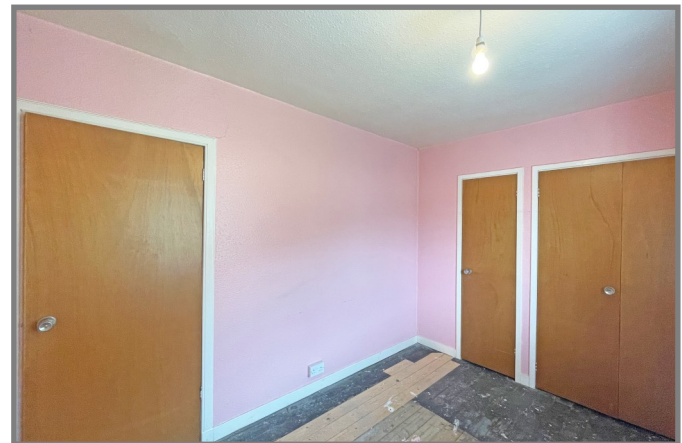
Spacious room with dual aspect windows. Double and single door built in cupboards, the single houses the water tank.

BEDROOM 2.98m x 2.59

Rear Facing.

BEDROOM 3.13m x 2.51m

Double and single door built in cupboards with hanging rail and shelving.



EXTERNALLY

Access to the property is likely to be taken from the rear where there is a fenced boundary with an open access for off street parking. The rear garden is predominantly grass with a central path leading to the front door and a small variety of shrubs and plants towards the back door.

To the side is a gate providing access to both front and rear gardens.

The Front has a fence and hedge boundary with a further access gate and is stone chipped divided by a concrete path.



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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