

# ROSE ARDEN, LOCHYSIDE, FORT WILLIAM.

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



Located in the established and popular area of Lochyside  
Panoramic views that include Ben Nevis  
An exceptional blank canvas development opportunity  
Significant ground with off street parking  
Four double bedrooms, Two reception rooms  
Modern double glazing, EPC Rating D:63 Council Band F  
Tenure is Freehold. Oil heating supplemented by woodburning stove  
Detached garage with development potential



**OFFERS OVER  
£240,000**

## DESCRIPTION

Rose Arden is a deceptively spacious detached bungalow with 4 bedrooms and 2 reception rooms there is fantastic panoramic views that include Ben Nevis and the surrounding hillside. This former croft is located in the established and popular residential area of Lochyside and provides an exceptional opportunity for those looking to undertake a renovation and create their dream home. While the bungalow requires upgrading and modernising it is wind and watertight and offers a blank canvas for renovation. The loft also offers the potential to develop adding additional accommodation. In addition to the internal development opportunities externally, Rose Arden sits on a large plot and has a stone built garage that offers further development potential. All development would be subject to relevant planning consents and would allow the new owners plenty of flexibility in its use.

It should be noted that all rooms require decorating and upgrading to reach their full potential and the work required has been reflected in the home report valuation. There is a shared driveway with just two other properties and Rose Arden sits at the front. The layout of the bungalow includes a spacious lounge with feature wood burning stove and sliding patio doors that open onto the garden and this relatively private area is perfect for entertaining and enjoying the scenic views. There are Four double bedrooms each with built in wardrobes and a sitting room that could be used as an additional sleeping area if needed. There is a family bathroom with both a bath and shower and a separate W.C.

In addition to its lovely surroundings the property benefits from modern double glazing, oil fired heating and excellent storage through-out.

There is no chain and therefore an early date of entry could be available.

## LOCATION/AMENITIES

Lochyside is an established and popular residential area and is generally serviced by the nearby village of Caol which has a well stocked general store, community hall and a variety of shops.

There are Three Primary Schools in Caol and Lochaber High School is just a short stroll from the property. There is an established bus route to and from Fort William Town Centre.

Fort William is the main district town of Lochaber and is 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 Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and 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** Rose Arden, Lochyside, Fort William, PH33 7NX.

On leaving Fort William Town Centre travel along Belford Road heading North on the A82. At the Ben Nevis Distillery/filling station roundabout turn left on to the A830 road to Mallaig. Turn left at Farmfoods, follow the road round passing the bus stop on the right and the red brick wall of Ionavla. Rose Arden is the neighboring property with large frontage.

**ACCOMMODATION COMPRISES**\_Entrance & Rear Porch, Inner Hallway, Lounge, Kitchen-Diner, Sitting Room, Family Bathroom, W.C and 4 double Bedrooms.

ENTRANCE PORCH 1.88m x 1.33m leads to inner hallway

LOUNGE 7m x 5.48m

Two separate access points off the Hall. Feature woodburning stove and large patio doors providing hillside views and access to the garden. Carpet flooring.

KITCHEN-DINER 5.75m x 3.38m

Sufficient space to house a table and six chairs.

SITTING ROOM or 5th BEDROOM 4.72m x 3.58m

Provides superb views to Ben Nevis and the surrounding hillside. Access to insulated and partially floored loft with drop down ladder.

BATHROOM 2.77m x 2.25m

Spacious bathroom with bath and shower cubicle, W.C and wash hand basin.

BEDROOM 4.07m x 3.40m

BEDROOM 3.70m x 2.87m

BEDROOM 3.31m x 2.59

BEDROOM 4.46m x 2.74

W.C 1.73m x 1.41m



## EXTERNALLY

On approach to the property there is a low level retaining wall to the front and open access that leads onto the property.

A dividing wall separates the frontage into a grassed garden and a gravel plot. The grassed area is surrounded by a variety of shrubs, plants and trees. The gravel plot offers further development potential (subject to relevant planning consents) and would allow the new owners plenty of flexibility in its use.

To the side is a lovely stone built seating area that looks directly out to Ben Nevis and the rear is predominantly grass.

There is a detached stone built garage that with the appropriate permissions could be developed and would make an ideal independent letting unit.



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