

MINARD, ACHINTORE ROAD, FORT WILLIAM.

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Solicitors & Estate Agents



Set in prime location along Fort William's Golden Mile

Fabulous views and sunsets over Loch Linnhe

Superior detached property with four en-suite bedrooms

Significant partially converted loft space

Independent and beautifully presented modern letting unit with income potential

Long driveway with pretty garden grounds, ample parking and a detached double wooden carport to rear

Double Glazing / Oil fired heating

Energy Performance Rating E50 / Council Tax Band F
Tenure is Freehold



OFFERS OVER
£345,000

DESCRIPTION

McIntyre & Company are delighted to bring Minard to the market. Originally built for the local Minster around 1939 the property was subsequently sold and has remained under the same family ownership ever since. This superb family home spans approximately 144sq m over 3 floors.

Situated along Fort William's highly sought-after "Golden Mile" Minard forms a prestigious, detached property that is generously proportioned throughout and enjoys a superb, elevated position on the waterfront with fabulous views over Loch Linnhe to the Conaglen hills beyond.

This is a versatile property that was historically used for B&B accommodation offering four generous en-suite bedrooms and more recently the detached garage was converted to form a modern independent letting unit that is fully equipped and is move in ready to provide the next owner with generous income potential.

In addition to its beautiful surroundings the property further benefits from double glazing, oil fired heating that is supplemented by a feature fireplace to the lounge, a ground floor en-suite bedroom, partially converted attic space that is fully floored and has multiple velux style windows, a large double carport, landscaped garden to the front with significant off road parking. Co-ordinated quality fitted carpet has been laid to the lounge, all bedrooms, inner hallway, stairs and landing. The stairway retains two windows with the original decorative stained glass.

VIEWINGS COME HIGHLY RECOMMENDED

LOCATION/AMENITIES

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 West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

There are a variety of shops, hotels, restaurants, bars and coffee shops. As well as a bus station and railway station with links to Mallaig, Glasgow and Edinburgh. The Caledonian overnight sleeper service to London also operates from Fort William on a daily basis except for Saturdays.

The area boasts some of the most beautiful scenery in Scotland and provides a number of outdoor pursuits including walking, climbing, sailing, skiing and mountain biking to name but a few.

DIRECTIONS Minard, Achintore Road, Fort William, PH33 6RN.

Achintore Road is the main southerly approach to Fort William. Minard is approx 3/4 mile from/to the West End round-about. From Fort William Minard is the 8th property on the left after the entrance to Seafield Gardens.

Inverness 66 miles / Glasgow 108 miles / Edinburgh 134 miles

ACCOMMODATION Entrance Porch, Inner hallway, lounge, fitted kitchen and en-suite bedroom. **First Floor** Three en-suite bedrooms, bathroom.

Second Floor Partially converted attic space.

Independent letting unit Open plan kitchen-lounge-bedroom and shower room.

ENTRANCE PORCH 1.9m x 1.5m/ 1.35m x 1.35m

With direct access onto raised sun terrace and garden grounds.

RECEPTION HALL 3.54m x 2.59m

LOUNGE 4.2m x 4.3m

Large bay window to the front providing lovely views over the garden grounds, Loch Linnhe and the Conaglen hills. Feature fire place.

KITCHEN 3.7m x 3.57m

Fitted kitchen with Aga and a variety of wall, drawer and base units. Large understairs store cupboard and access to rear garden.

G.F BEDROOM 4.8m x3.8m

Spacious room that could be utilised as a dining room if required. Access to the rear garden grounds.

ENSUITE 2.22m x 1.46m

Electric Shower, wash hand basin and WC. Vanity mirror, extractor fan and Vinyl flooring.

FIRST FLOOR

Comprises of three double en-suite bedrooms, large walk in storage cupboard, W.C and bathroom.

Each of the en-suites have an electric shower, wash hand basin and WC, vanity mirror, extractor fan and vinyl flooring,

BEDROOM 3.9m x 3.6m / ENSUITE 1.2m x 1.37m

BEDROOM 4.4m x 4.1m / ENSUITE 1.3m x 1.56m

BEDROOM 3.8m X 3.79m / EN-SUITE 1.33m x 1.56m

WC 2.6m x 1m

Wash hand basin, WC and Vinyl flooring,

BATHROOM 2.22m x 1.46m

Bath, wash hand basin and WC.



FIRST FLOOR



Carpeted stairs off the bathroom lead to a partially converted attic space.

PARTCIALLY CONVERTED ATTIC 6.7m x 5.04m

Bright and spacious, double aspect room enjoying views to the front and rear. There are velux style windows and laminate flooring.

INDEPENDENT LETTING UNIT 5.7 m x 3.3m

Modern, converted garage with laminate flooring throughout. Fitted Kitchen with integrated oven and hob and wall, drawer and base units.

Shower room 1.36m x 1.12m

Electric shower, WC and wash and hand basin

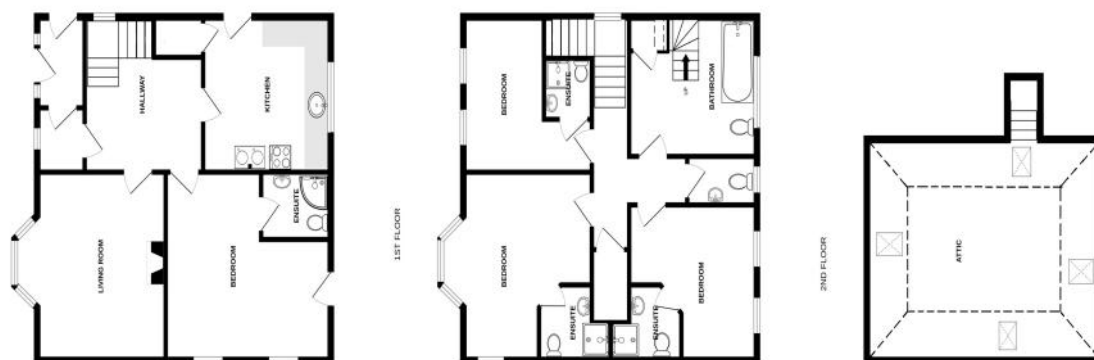


EXTERNALLY

Minard has an elevated position providing fantastic views over Loch Linnhe and towards the Conaglen Hills. To the front is open access and hedge frontage. The garden is laid with grass, slabs & tarmac and has a variety of attractive trees, bushes and shrubs.

From the entrance porch there is direct access on to an elevated terrace where there is seating that provides the loch and hillside views.

There is ample parking with a designated gravel area to the front. A long tarmac driveway leads up to the property with further parking to the rear where there is a double detached wooden carport for the main residence and further designated parking for the letting unit.



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.

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