17, WALLACE PLACE, FORT WILLIAM



KEY FEATURES

Spacious Four bedroom mid terrace family home

Enjoying fabulous views over Loch Linnhe and the surrounding hillside

Good size fitted kitchen-diner

Air Source Heating / Double Glazing

Oak flooring through-out the 1st floor

Well appointed for modern day living

Energy Performance Rating E:53 / 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

Ideal first time buyer home

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £165,000



DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 17 Wallace Place to the market. This is a superb four bedroom family home that was built around 1964 and spans approx 90sq m.

This spacious property benefits from an air source heating system installed in 2018 that includes new radiators. Double glazing, good storage and quality oak flooring through-out the first floor. There is a good size kitchen-diner with dual aspect views.

All of the rear facing rooms, including the lounge and diner area have fabulous views towards Loch Linnhe and the surrounding hillside. The master bedroom has French style doors that lead out to the rear garden which is tiered and has decking and seating area, an ideal spot to sit and enjoy the outside space.

Overall this is a great property that provides an excellent opportunity for a first time buyer and forms a fantastic family home.

ACCOMMODATION Fitted Kitchen-Diner, Lounge, Family Bathroom and Four Bedrooms.

DIRECTIONS 17, Wallace Place, Fort William, PH33 6HR.

At the West End roundabout turn onto Lundavra Road. From Lundavra Road turn into Argyll Terrace, the second main road on the left. Drive to the end of Argyll Terrace and turn right heading up the hill. Take the second right into Wallace Place. Use the car parking area and No 17 is towards the turning space at the far end on the left.

LOCATION/AMENITIES

Situated within walking distance to Lundavra Primary School and the Town Centre.

A regular bus service operates to and from Fort William's town centre and the medical centre. The bus stop is a short walk from the property.

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, museum, cinema, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London



FIRST FLOOR

Carpeted stairs lead to the kitchen–diner, lounge and a bedroom. There are three storage cupboards.

LOUNGE 5.61m x 3.26m

A bright and spacious room with dual aspect windows with fabulous views towards Loch Linnhe & surrounding hills, boxed in feature tv stand with built—in shelving.

KITCHEN-DINER 5.60m x 3.41m

Spacious fitted kitchen-diner with a variety of wall, drawer and base units. Tiled walls above workspace areas.

BEDROOM 3.73m x 2.11m

Bedroom located off lounge with dual Velux windows which provide fabulous Loch Linnhe & Hillside views, Radiator.

GROUND FLOOR

Carpeted stairs lead to three bedrooms and a family

FAMILY BATHROOM 2.33m x 1.57m

A shaped bath with shower and side screen over, heated towel rail, W.C and wash hand basin with vanity cupboard below. Fully tiled walls and floor.

BEDROOM 3.90m x 3.40m

Bright and spacious with French style doors providing access to the rear garden. Fabulous views towards Loch Linnhe and the hills. Carpet flooring.

BEDROOM 3.27m x 2.83m

Another spacious room with low level built-in storage cupboards. Fabulous views towards Loch Linnhe and the surrounding hillside. Carpet flooring.

BEDROOM 2.67m x 2.15m

Front facing single bedroom with a raised, built—in bed frame with a step to access. Fitted work station/dressing table with drawers. Carpet flooring.











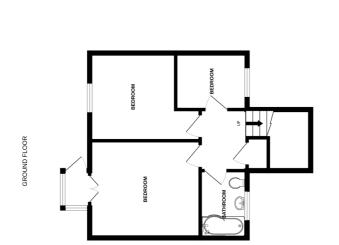


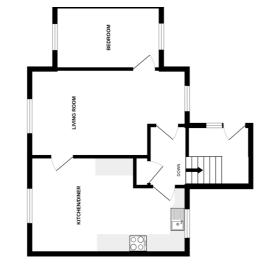
EXTENALLY

The property has a fully enclosed garden with gated access to both the front and rear. The front garden is laid with patio slabs. To the side of the property is a handy undercover passageway that leads to a fully fenced rear garden. This is a public walkway that brings you onto Lochaber Road. The rear is relatively low maintenance and tiered with grass to the upper tier and decking with a seating area to the lower tier. There is a good size timber shed.









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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