

2, MILLHOUSE FLATS, GLENLOCHY ROAD, FORT WILLIAM



KEY FEATURES

Desirable 1 bedroom, ground floor flat with large king-size bedroom

Significant renovations undertaken in 2025

Beautifully presented and in immaculate condition

Central location within walking distance to town centre and on a bus stop

Lounge-diner / Modern fitted kitchen / Family bathroom

Electric Heating / Double Glazing / Private Parking

An excellent Energy Performance Rating C-73

Tenure is Freehold / Council Tax Band B

Majority of the content is included in the sale price

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £145,000

DESCRIPTION

McIntyre & Company are delighted to bring 2 Millhouse Flat to the market. Situated in the former Distillery Building which is believed to have been constructed around the turn of the twentieth century and converted around 2005. This category B listed building has an attractive red brick finish and is a prominent landmark in Fort William.

The apartment has recently been renovated with upgrades that include a new fitted kitchen complete with new integrated oven, extractor chimney, fridge-freezer and flooring. A replacement bathroom suite, neutral décor through-out with pops of colour, quality fitted carpet flooring and replacement radiators. Further benefits include double glazing and private parking.

Overall this beautiful property is laid out to create a superb, clean and contemporary home that provides an excellent opportunity for a buy-to-let or first time buyer and forms a fantastic home. Majority of the content is included in the sale price to aid any first time buyer or buy-to-let.

DIRECTIONS 2, Millhouse Flats, Glenlochy Road, Fort William, PH33 6LR

TRAVELLING NORTH

Take the A82 from Fort William, until reaching Nevis Bridge, turn left and first left again into Glenlochy development (before the traffic lights). Number 2 on the left, through the main entrance and 1st left

TRAVELLING SOUTH

From Inverness on the A82 or west on the A86 from Dalwhinnie and the A9. Enter the Village of Spean Bridge driving over the river bridge. Pass the Spean Bridge Hotel on your left continue along the A82 until reaching Fort William, passing the Ben Nevis Distillery on your left, continue until reaching the traffic lights at Inverlochy after the roundabout take an immediate right into Glenlochy development.

LOCATION/AMENITIES

Situated close to the popular residential area of Inverlochy on the outskirts of Fort William and within walking distance of the Town Centre, (approximately 1 mile away). There is a foot path through the development which leads to the village of Inverlochy where there is a Primary and Nursery School, Garage and children’s play area. It is possible to walk from the flat to An Aird, where the local College is located along with Morrison’s and Lidl stores.

Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK.” There are extensive facilities to include a hospital, mainline railway station with links to Edinburgh, Glasgow, Mallaig as well as the overnight sleeper train to London. There is a bus station, cinema, supermarkets, a range of local shops, coffee shops, hotels, restaurants and bars.

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.

Accommodation comprises hallway, lounge-diner, kitchen, bathroom and king-size bedroom.



HALLWAY

Quality fitted carpet flooring, radiator and a small wall cupboard that houses the electrics.

LOUNGE-DINER 5.4 m x 4m

Bright & spacious room with a window to the front elevation. Quality fitted engineered flooring.



KITCHEN 3.94m x 2.34m

Attractive, modern fitted kitchen with a variety of wall, drawer and base units. Cabinets are in vinyl finish offset with oak effect worktops with matching panelling above the work service areas. Herringbone style wood effect vinyl flooring.



FAMILY BATHROOM 2.05m x 1.7m

Comprises, bath with shower and side screen over, with PVC wet wall panelling around the bath area, W.C and wash hand basin. Modern flooring, wall shelf, extractor fan and heated towel rail.

BEDROOM 4.5m x 4m

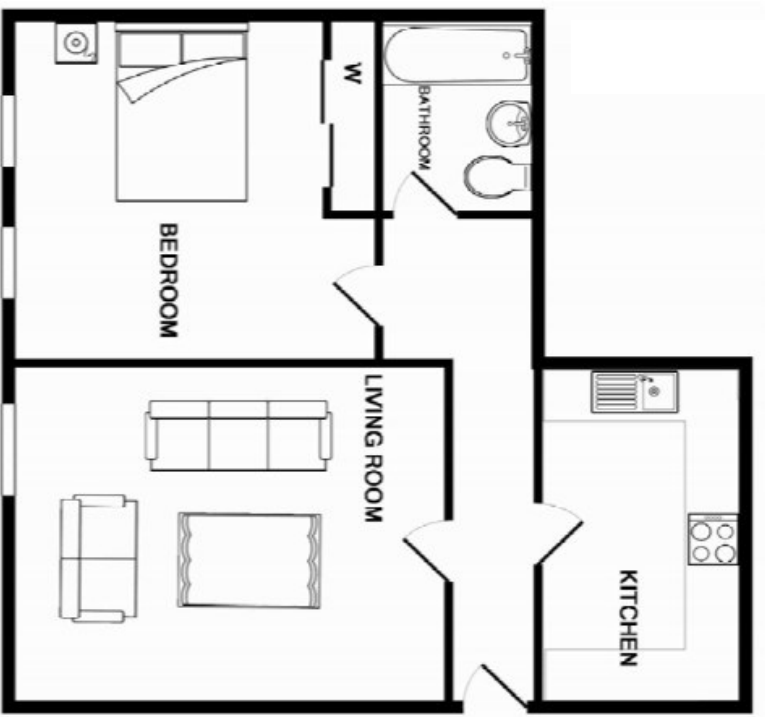
Spacious king room with triple built in wardrobes with sliding doors and dividing wall. Quality fitted carpet flooring.



EXTENALLY

With mains security door to the communal entrance hallway and further telephone entry system to the accommodation.

There is a private parking space to the front entrance along with a couple of guests parking.



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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