

3, MILLHOUSE FLATS, GLENLOCHY ROAD, FORT WILLIAM



KEY FEATURES

Superb 2 bedroom ground floor flat
Slick, modern living accommodation in immaculate order
Within walking distance to town centre and on a bus stop
Lounge-diner / kitchen / Modern family bathroom
Electric Heating
Double Glazing
Private Parking
An excellent Energy Performance Rating C-75
Tenure is Freehold / Council Tax Band C
Majority of the content is included in the sale price

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £170,000

DESCRIPTION

McIntyre & Company are delighted to bring 3 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.

This superb 2 bedroom ground floor flat is in immaculate decorative order and is conveniently located. The property benefits from modern and spacious living accommodation in a convenient layout and benefits from fire safety doors, quality fitted flooring through-out, an internal telecom system, double glazing and a private parking bay. There is an electric heating system and an excellent Energy Performance Rating of C:75 making this an ideal first time buyers opportunity or buy-to-let investment as the majority of the content is included in the sale price.

DIRECTIONS 3, 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 is in the main entrance door on the 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 Inner hallway, lounge-diner, kitchen, bathroom and two bedroom.

ENTRANCE/HALLWAY 4.64m x 1.65m

Recently decorated in neutral colours. Quality fitted carpet flooring and radiator. Large walk-in store cupboard that houses the electrics, water tank and has shelving,

LOUNGE-DINER 4.76m x 3.45m

Spacious room with a window to the front elevation. Feature wall with co-ordinated shelving frame. Quality fitted carpet.



KITCHEN 2.94m x 2.55m

Rear facing kitchen with a variety of wall, drawer and base units, beech effect cabinets with contrasting worktops and tiled walls above workspace areas. Integrated appliances include a fridge-freezer, oven, hob, extractor chimney and washing machine. There is space for a tumble dryer. Vinyl flooring



FAMILY BATHROOM *** X *******

Attractive family bathroom with heated towel rail and built-in shelving. Bath, shower and screen over and tiled walls around the bath area. W.C wash hand basin. Timer extractor fan and vinyl flooring.



BEDROOM 2.74m x 2.68m

Quality carpet flooring, panel heater, built-in wardrobe with hanging rail and shelf. Hillside views.



BEDROOM 3.76m x 2.76m

Window to the front & side elevations, panel heater and quality fitted carpet. Hillside views.



EXTENALLY

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

Private parking space to the front and additional guests parking.



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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