



18 ABRACH ROAD | INVERLOCHY | FORT WILLIAM | PH33 6NA

### PRICE GUIDE: £270,000

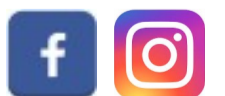
Located in the heart of the sought-after village of Inverlochy, the subjects of sale form a substantial, end-terrace dwellinghouse. 18 Abrach Road, has been extended in recent years and boasts spacious accommodation, arranged in a convenient layout, over three floors. The generously sized lounge/diner with dual aspect windows, and striking multi-fuel stove, is a most attractive space. Due to the size and location, this bright, light, neutrally decorated property would make a superb family home, whilst also offering an exciting opportunity as a long term rental, in a very buoyant market.

Inverlochy is a popular residential village on the edge of Fort William and has its own nursery school, primary school and bespoke shops etc with further leisure and business amenities accessible in the town itself. In close proximity to Glen Nevis, Ben Nevis and the huge range of local sporting and recreational activities available, the area known as the 'Outdoor Capital of the UK' also makes it an ideal location for families, sports, fishing, outdoor and adventure pursuits to name but a few.

- Substantial End-Terrace Dwellinghouse
- Desirable Village Location with Mountain Views
- Lounge/Diner with Multi-Fuel Stove
- Kitchen/Diner
- 3 Double Bedrooms
- Bathroom & Shower Room
- Attic Area
- Double Glazing & Oil Fired Central Heating
- Detached Workshop
- Garden with Private Parking
- EPC Rating: D 65

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# Accommodation

## Entrance Porch 1.7m x 1.3m

With frosted glazed, UPVC front door. Window to side. Laminate flooring. Door to entrance hallway.

## Entrance Hallway 2.4m x 1.3m

With stairs to first floor. Laminate flooring. Door to lounge/diner.

## Lounge/Diner 6.8m x 4.3m

L-shaped, with picture window to front, and window to rear. Flush, Austro Flamm multi-fuel stove. Laminate flooring. Door to kitchen/diner.

## Kitchen/Diner 4.6m x 4.1m

With two windows to rear, and one to side. Fitted with modern, grey coloured, gloss kitchen units, offset with wood effect work surfaces and breakfast bar. Double oven. Electric hob, with stainless steel extractor chimney over. Integral dishwasher. Integral washing machine. Grey coloured one-and-a-half bowl sink unit. Wet-walling splashback. Laminate flooring. Frosted glazed panelled UPVC door to rear garden. Door to bathroom.

## Bathroom 2.9m x 1.8m

Slightly L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin and bath. Wet-walling splashback. Heated

towel rail. Laminate flooring.

## First Floor

### Landing 7.1m x 1.3m

Slightly L-shaped, with frosted window to side, and stairs to second floor. Built-in cupboard, with double doors. Doors to bathroom and bedrooms.

### Bathroom 3.7m x 1.9m

L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle mains shower, and drench head over. Tiled splashback. Tiled flooring. Heated towel rail.

### Bedroom 3.9m x 2.8m

With double window to rear views.

### Bedroom 3.0m x 3.0m

Slightly L-shaped, with window to rear.

### Bedroom 4.3m x 3.4m

L-shaped, with window to front views. Built-in wardrobe.

## Second Floor

### Attic Area 4.4m x 3.2m

With window to side mountain views, and Velux window to rear. Built-in storage cupboard.



## Floor Plan



## Title Plan



The area shaded pink indicates the area included in the sale.

## Garden

18 Abrach Road benefits from garden grounds to three sides, with private, off-street parking. The front garden is laid to faux lawn covering, offset with a gravel area, and is fully enclosed. The rear garden is also laid in the main to faux lawn covering. A substantial workshop (6.0m x 3.1m) is also located in the grounds.

## Travel Directions

From Fort William, take the A82 road, north for 1 mile, turning left where signposted Inverloch. In Inverloch village, after the primary school, turn left on to Abrach Road. Proceed along this road and Number 18 is located in the last of the terraced houses, on the right hand side.

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