



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

REDUCED FIXED PRICE: £250,000 (BELOW HOME REPORT)

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 a faux lawn covering, offset with a gravel area, monobloc path, 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 Inverlochly. In Inverlochly 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.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).