



STRATHMORE | BELFORD ROAD | FORT WILLIAM | PH33 6ER

REDUCED GUIDE PRICE: £348,000

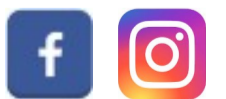
Located in the heart of the popular Highland town of Fort William, Strathmore forms a most impressive, detached period villa, set in private garden grounds of around 0.2 acres. Dating from around 1900, this handsome property exudes plenty of character and charm, and retains many of the original features, including a striking pitch pine staircase, plaster cornicing, sandstone fireplace and original doors. Whilst modernising would be advantageous, Strathmore benefits from double glazing, oil fired central heating and two open fires. Deceptively spacious, the property provides a flexible family home and could easily be adapted for a variety of uses such as a guest house or a self catering opportunity in a very buoyant holiday rental market. The grounds to the rear of the house may provide space for expansion, an additional dwelling or self-catering units, all of course subject to the necessary planning consents.

Ideally located just a short walk to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as primary schools, a secondary school, churches, medical centre and a hospital. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Imposing Detached Period Villa
- Desirable Central Town Location
- Formal Lounge & Formal Dining Room
- Sitting Room & Garden Room
- Kitchen & Overflow Kitchen
- Utility & Shower Room
- 5 Bedrooms
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Garden Grounds of around 0.2 Acres
- Brick Built Shed
- Detached Garage & Private Off-Street Parking
- EPC Rating: E 47

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Accommodation Dimensions

Entrance Vestibule 2.1m x 1.2m

With frosted, fully glazed French doors. Tiled flooring. Decorative glazed door and side panels to entrance hallway.

Entrance Hallway 4.4m x 2.7m

L-shaped, with stairs to upper level. Built-in understair cupboard (2.9m x 1.2m). Doors to formal lounge, formal dining room and sitting room.

Formal Lounge 5.0m x 3.9m

With bay window to front, and window to side. Open fire, set in sandstone mantelpiece and hearth. Plaster corning. Wooden floorboards.

Formal Dining Room 4.2m x 3.5m

With two windows to front. Open fire with tiled hearth and surround, with wooden overmantle. Plaster corning.

Sitting Room 3.3m x 3.3m

With shelved alcove. Open arch to garden room and door to overflow kitchen.

Garden Room 4.0m x 3.4m

With single glazed windows to side and rear. Door to rear vestibule.

Rear Vestibule 1.6m x 1.3m

Single glazed door to rear garden steps. Door to kitchen.

Kitchen 5.5m x 3.7m

L-shaped, with single glazed windows to rear. Fitted with metal trim, wood effect kitchen units, offset with granite effect work surfaces. Integral Lamona double oven. Belling electric hob with extractor hood over. Stainless steel sink unit. Tiled splashback. Wooden floorboards. Open to overflow kitchen.

Overflow Kitchen 4.3m x 1.9m

Fitted with wood trim kitchen units, offset with marble effect work surfaces. Built-in storage cupboard. Tiled flooring. Plumbing for dishwasher. Door to utility.

Utility 2.1m x 1.9m

With Worcester boiler and hot water tank. Plumbing for washing machine. Open to shower room.

Shower Room 2.0m x 1.1m

With single glazed frosted window to side. White WC, avocado coloured wash hand basin, and avocado coloured shower, with Triton shower over. Tiled splashback.

Upper Level

Decorative pitch pine staircase leading to bedroom at half landing.

Bedroom 3.5m x 3.1m

With window to rear. Cream coloured wash hand basin set in vanity unit.

Landing 3.9m x 2.7m

L-shaped, with plaster corning and hatch to loft. Doors to bathroom and bedrooms.

Bathroom 2.7m x 1.6m

With frosted window to rear. Fitted with mushroom coloured suite of WC, wash hand basin and bath with shower attachment over. Tiled walls and flooring.

Bedroom 3.5m x 3.3m

With window to rear. White wash hand basin.

Bedroom 3.9m x 3.3m

Slightly L-shaped, with two windows to front. Pink coloured wash hand basin.

Bedroom 2.7m x 1.8m

With window to front.

Bedroom 4.3m x 3.6m

With double window to front. White wash hand basin, with tiled splashback.





Floor Plan



Garden

Strathmore benefits from generous garden grounds of around 0.2 acres. The front garden is divided in to two planted areas and a paved pathway leading to the front door. The path splits and leads around both sides to the rear, which is laid in the main to lawn. The grounds are offset with mature trees, shrubs, bushes and seasonal flowers, whilst a detached garage and off street private parking are located to the side on Mary Street. A gate to the side of the property is also located here, providing access to the grounds. Subject to the necessary consents, the rear grounds may be suitable for expansion, an additional dwelling, or self-catering buildings.

Travel Directions

Travelling from the West End roundabout, proceed north along the bypass, and continuing right on the A82. Take the next junction on the left at the Railway Station, then turn right. Follow the road along to the end, turning right on to Mary Street. Strathmore is the last property on the left hand side. Private off-street parking is located on the left hand side. Walk along the pavement to the front of the property, and through the front gate.

Title Plan



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