



3 VICTORIA ROAD | FORT WILLIAM | PH33 6BP

**PRICE GUIDE: £125,000**

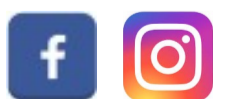
The subjects of sale form a desirable ground floor flat, enjoying an elevated position in the centre of the popular west coast town of Fort William, with stunning views over Loch Linnhe, towards the surrounding countryside. Whilst some modernisation is required, the property is in good order, benefiting from double glazing and solid fuel central heating. Enjoying good sized accommodation, conveniently arranged over one floor, the property has private access both to the front and back of the property. Due to the size and location, the flat would be ideally suited as a first time home, or indeed as an excellent investment opportunity following works, for the extremely buoyant, buy-to-let or self-catering market.

Enjoying a location close to the centre of Fort William, the property is well placed to take advantage of all the amenities and the many leisure and pleasure activities which the area has to offer. With Fort William being 'The Outdoor Capital of the UK', fishing, sailing, skiing, hill walking, biking etc are all to hand - not forgetting schools, shops etc.



- Desirable Ground Floor Flat
- Convenient Town Location with Stunning Loch Views
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing & Solid Fuel Heating
- Garden
- EPC Rating: E 47

**MacPhee & Partners**  
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# Accommodation

## Entrance Hallway 5.6m x 1.0m

Wooden front door with single glazed panel. Large cupboard. Doors to lounge/diner, bedrooms and bedroom.

## Lounge/Diner 4.5m x 3.7m

With window to views. Feature tiled fireplace with open fire. Built-in shelved cupboard. Door to kitchen.

## Kitchen 3.6m x 3.0m

Slightly L-shaped, with window to rear. Fitted with metal trim kitchen units, offset with laminate worksurfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Tiled flooring. Built-in cupboard. Wooden door with single glazed panel to rear garden.

## Bedroom 3.6m x 3.2m

With window to side. Built-in wardrobe with louvre doors.

## Bedroom 3.6m x 3.2m

Slightly L-shaped, with window to rear.

## Shower Room 1.8m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and tiled shower cubicle with Triton shower. Tiled walling. Tiled flooring. Heated towel rail.

## Garden

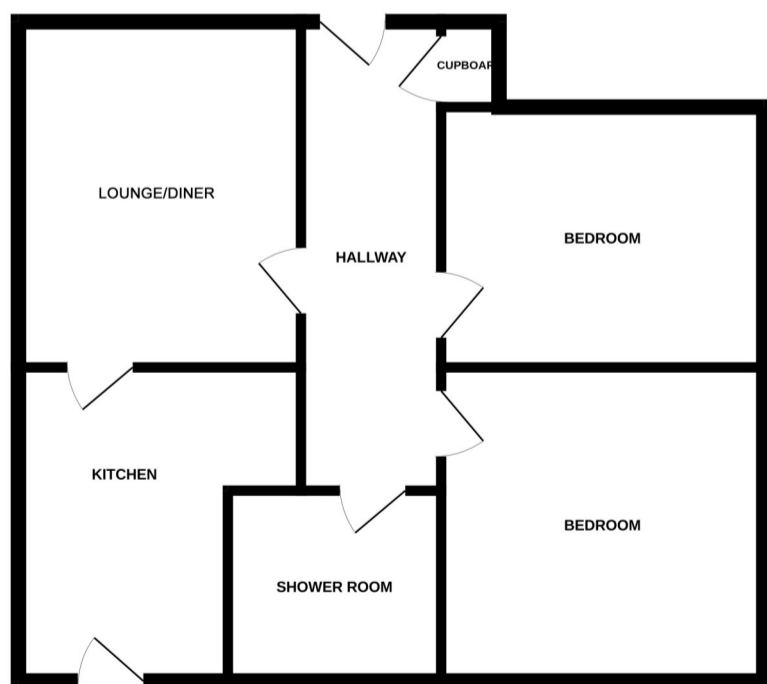
As per the title sheet, the property benefits from exclusive garden grounds to both the front and rear, with an additional strip to the side. Laid in the main to lawn, there is shared access of the steps and pathway around the property.

## Travel Directions

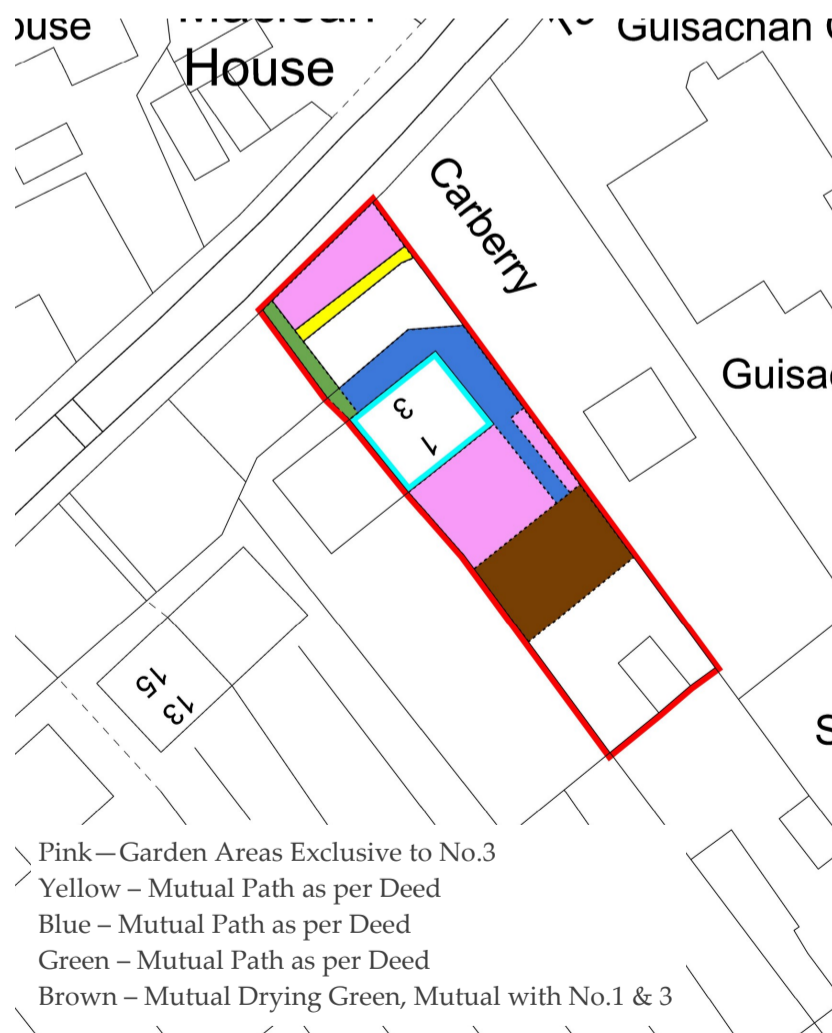
From Fort William, travel north along Belford Road past the hospital, on the A82, turning right onto Alma Road & Victoria Road. Bear right on to Victoria Road and number 3 is located on the first block on the left hand side, with steps giving access to the entrance door.



Floor Plan



Title Plan



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i5024



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