



39 ABRACH ROAD | INVERLOCHY | FORT WILLIAM | PH33 6LZ

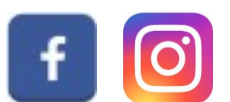
PRICE GUIDE: £180,000

The subjects of sale form a desirable, semi-detached property, located in the heart of the popular residential village of Inverlochy, with views towards Ben Nevis and the surrounding countryside. Providing good sized accommodation, conveniently arranged over two floors, the property does require modernisation and upgrading, however has lots of potential and a large garden area. Due to the size and location, and following works, the property would be ideally suited as a permanent home, or indeed as an excellent investment opportunity, for the extremely buoyant buy-to-let 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.

- Desirable Semi-Detached Property
- Convenient Village Location
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Bathroom
- Single Glazing
- Large Garden with Garden Shed
- EPC Rating: G 09

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Accommodation

Entrance Hallway 3.3m x 3.0m

Entrance door with frosted glazed panel. L-shaped, with window to front. Stairs to upper level. Built-in cupboard. Doors to lounge/diner and kitchen.

Lounge/Diner 4.6m x 3.4m

With windows to rear. Open fire with tiled hearth, surround and wooden overmantle. Alcoves with build-in cupboards and fitted shelving. Built-in cupboard. Door to kitchen.

Kitchen 2.9m x 2.7m

With window to front. Fitted with a mixture of wood trim and wood effect kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Tiled splashback. Raised hot water tank. Door to entrance hallway.

Upper Level

Landing 2.0m x 0.9m

With window to side at half landing. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 3.4m x 2.3m

With window to side.

Bedroom 3.8m x 3.4m

Slightly L-shaped, with window to rear. Metal open fireplace.

Bedroom 3.0m x 2.7m

Angles room with window to front. Metal open fireplace.

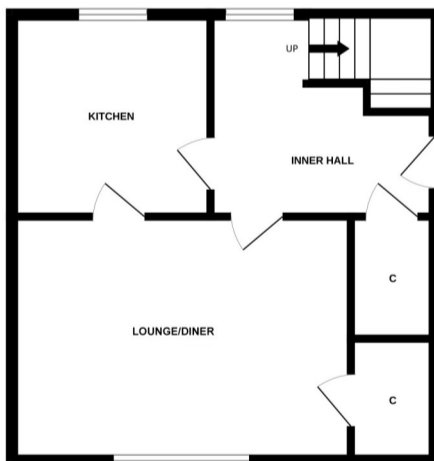
Bathroom 1.9m x 1.8m

With frosted window to rear. Fitted with white WC, wash hand basin and bath. Wet-walling splashback.

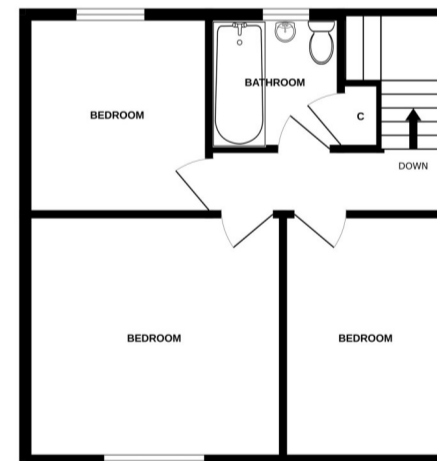


Floor Plan

GROUND FLOOR



FIRST FLOOR



Title Plan

The area shaded pink only is included in the sale.

Garden

The property benefits from generous garden grounds to three sides. The front garden, bound by mature hedging, is laid in the main to lawn, offset with a gravelled pathway leading to the entrance door and rear garden. The rear is laid to a natural state, offset with mature trees and features a garden shed.

Travel Directions

From Fort William, take the A82 road, north for 1 mile, turning left where signposted Inverlochty. In Inverlochty village, after the primary school, turn left on to Abrach Road. Number 39 is the first property located on the left hand side.



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