



19 CASTLE DRIVE | LOCHYSIDE | FORT WILLIAM | PH33 7NR



### PRICE GUIDE: £225,000

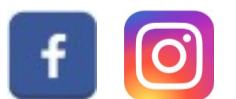
Enjoying a superb central location in desirable Lochyside, with stunning views towards the surrounding hills and mountains, 19 Castle Drive forms a most attractive semi-detached dwellinghouse, set in garden grounds to both the front and rear. Upgraded and modernised between 2022 & 2023, the property is in excellent order, beautifully presented, and benefits from UPVC double glazing and a new oil fired central heating system, with Worcester condensing boiler and modern radiators. Flooded with natural light, further upgrades include a new roof, soffits, fascias and guttering, recent EICR provided with low energy lighting throughout, new plumbing, new internal doors, frames, skirting, banister spindles and handrail, Karndean flooring throughout the ground level and in the upper bathroom, and new carpets to the stairs and upper bedrooms. The semi open-plan dual-aspect living area with French doors and a quality new fitted kitchen, and contemporary bathroom with premium tiling, are most attractive features. Due to the size and location, the property would be ideally suited as a permanent home or a fantastic investment opportunity for the very buoyant rental market.

Located within the popular community of Lochyside on the outskirts of Fort William with views to Ben Nevis and the Nevis Range of Mountains, the property is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer. The neighbouring village of Caol enjoys a wide range of amenities including a post office, chemist, supermarket, cafe and hairdressers. 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.



- Stunning Semi-Detached Dwellinghouse
- Desirable Village Location with Mountain Views
- In Excellent Order & Beautifully Presented
- Dual-Aspect Dining Lounge with French Doors
- Modern Kitchen
- Utility Porch
- 3 Double Bedrooms
- Contemporary Bathroom & Cloakroom
- UPVC Double Glazing & Oil Fired Central Heating
- Garden Grounds with Garden Shed
- No Onward Chain
- EPC Rating: D 59

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## Accommodation

### Entrance Hallway 3.6m x 1.9m

UPVC front door with frosted glazed panel. L-shaped, with stairs to upper level. Understair open storage area. Karndean flooring. Doors to kitchen, cloakroom and bedroom.

### Kitchen 4.1m x 2.9m

L-shaped, with double window to rear. Fitted with quality Howdens Chilcomb modern shaker-style, kitchen units with wooden doors and drawer fronts, offset with marble effect work surfaces and upstand. Russel Hobbs integral oven. Logik induction hob, with black coloured extractor chimney extractor over. Tiled splashback. Integral Lamona dishwasher. Stainless steel sink unit. Built-in larder cupboard (1.3m x 0.9m). Karndean flooring. Open arch to dining lounge and door to utility porch.

### Dining Lounge 5.0m x 4.0m

With picture window to front and fully glazed French doors to rear decking and garden. Insert for electric stove with solid oak overmantle. Karndean flooring.

### Utility Porch 2.3m x 1.2m

With fitted white work surface. Plumbing for washing machine. Light and power. Karndean flooring. Half glazed wooden door to rear garden.

### Cloakroom 2.4m x 0.8m

With frosted window to side. Fitted with modern white combined WC and wash

hand basin. Contemporary quality tiled splashback. Karndean flooring.

### Bedroom 3.3m x 3.2m

With picture window to front. Three built-in open cupboards. Karndean flooring.

### Upper Landing 1.9m x 1.7m

L-shaped, with window to rear. Built-in cupboard. Doors to bedrooms and bathroom.

### Bedroom 4.2m x 3.2m

Slightly L-shaped, with window to front views. Built-in wardrobe with louvre doors. Built-in raised cupboard.

### Bedroom 4.9m x 3.6m

L-shaped, with double window to front views. This room has the added benefit of an office area with cat5 hard-wired internet.

### Bathroom 1.9m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and bath with shower attachment over. Contemporary quality tiled splash back. Heated towel rail. Karndean flooring.

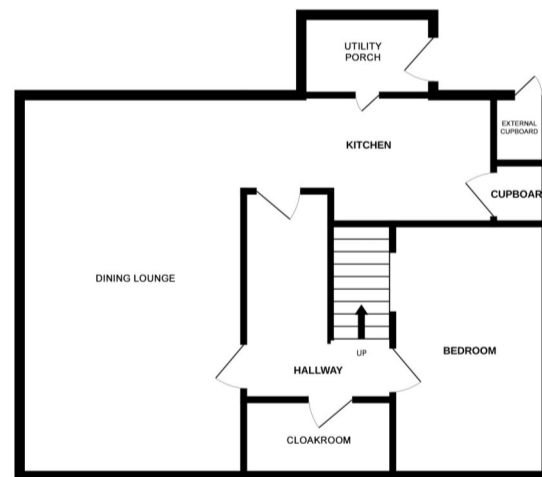
### Garden

The property benefits from good sized enclosed garden grounds to three sides. The front area is laid to lawn, offset with a paved pathway leading around the side to the rear, featuring mature shrubs and bushes. The rear is also laid to lawn, featuring a paved patio and raised deck. Insulated timber shed with light and power.

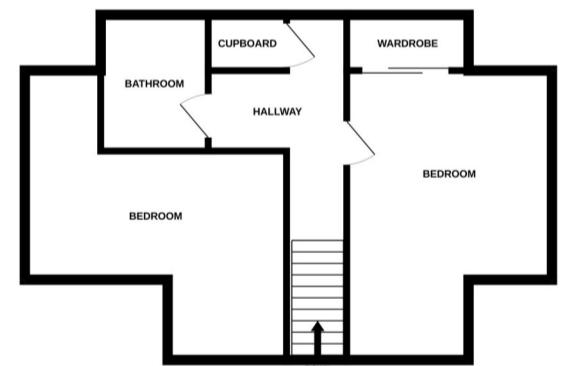


## Floor Plan

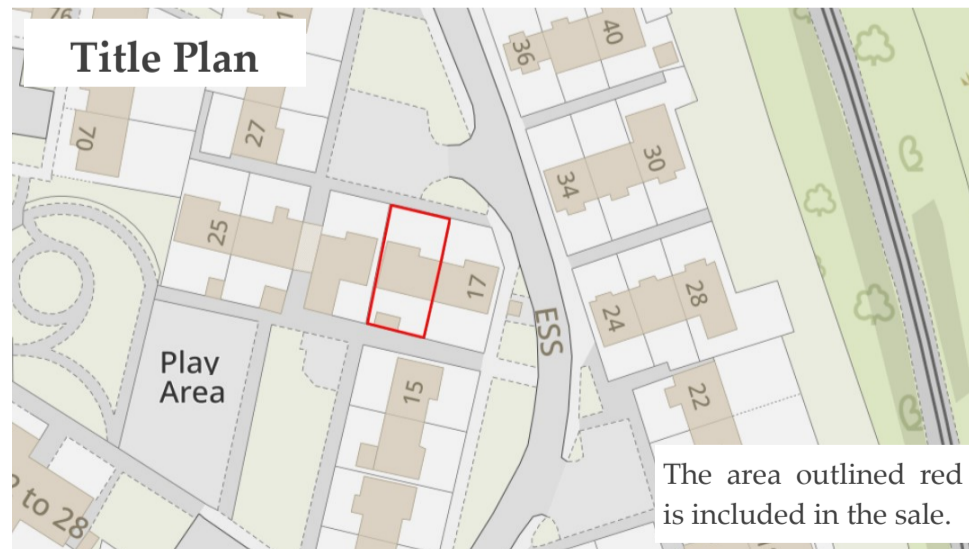
GROUND FLOOR



1ST FLOOR



## Title Plan



The area outlined red is included in the sale.

## Travel Directions

From Fort William, proceed North along the A82 towards Inverness, turning left at the roundabout to the A830, Road to the Isles. Continue ahead, turning left at the traffic lights onto the B8006 for Lochside and Caol. Proceed along the road for around half a mile, turning right where signposted Castle Drive. Take the second turning on the left, parking in the communal car park. Number 19 is the second property on the left hand side.

**MP**

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).