



5 WADES ROAD | INVERLOCHY | FORT WILLIAM | PH33 6NF

PRICE GUIDE: £235,000

The subjects of sale form a desirable semi-detached dwellinghouse, located in the heart of the popular residential village of Inverlochy, with views towards Ben Nevis and the surrounding countryside. 5 Wades Road has been extended in recent years, and provides good sized accommodation, conveniently arranged over two floors. Benefiting from double glazing and oil fired central heating, the large dining kitchen and four double bedrooms make it the ideal family home, or indeed as an excellent investment opportunity, for the extremely buoyant buy-to-let market. Garden grounds to the front, side and rear, further complement the property, and include off-street parking and a workshop.

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.

- Attractive Semi-Detached Dwellinghouse
- Convenient Village Location with Mountain & Countryside Views
- Lounge
- Dining Kitchen
- 4 Double Bedrooms
- Family Bathroom & Cloakroom
- Double Glazing
- Oil. Fired Central Heating
- Garden with Detached Timber Workshop & Shed
- EPC Rating: D 60

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Accommodation

Entrance Hallway 2.9m x 1.6m

UPVC entrance door with two frosted glazed panels. Stairs to upper level. Built-in understair cupboard. Doors to bedroom, cloakroom and lounge.

Bedroom 3.5m x 2.9m

With window to front.

Cloakroom 1.8m x 0.7m

With frosted window to rear. Fitted with white suite of WC and wash hand basin. Tiled splashback.

Lounge 4.6m x 3.6m

Slightly L-shaped, with picture window to front. Built-in electric fire, set on tiled hearth. Wood panelled feature wall with shelved alcove. Sliding glazed door to dining kitchen.

Dining Kitchen 5.9m x 3.5m

With triple window to rear views and double window to side. Fitted with wood trim kitchen units, offset with granite effect work surfaces. Creda double oven. Creda electric hob with Creda extractor hood over. Cream coloured sink unit. Tiled splashback. Hatch to loft. UPVC door with two frosted glazed panels to side garden.

Upper Level

Landing 3.5m x 1.0m

With window to rear views at half landing and window to side at top landing. Hatch to loft. Doors to bedrooms and sliding door to bathroom.

Bedroom 3.5m x 2.4m

With window to front views.

Bedroom 3.5m x 3.3m

With window to front views. Built-in wardrobes and cupboards with louvre doors.

Bedroom 3.2m x 3.0m

Slightly L-shaped, with window to rear views.

Bathroom 1.9m x 1.9m

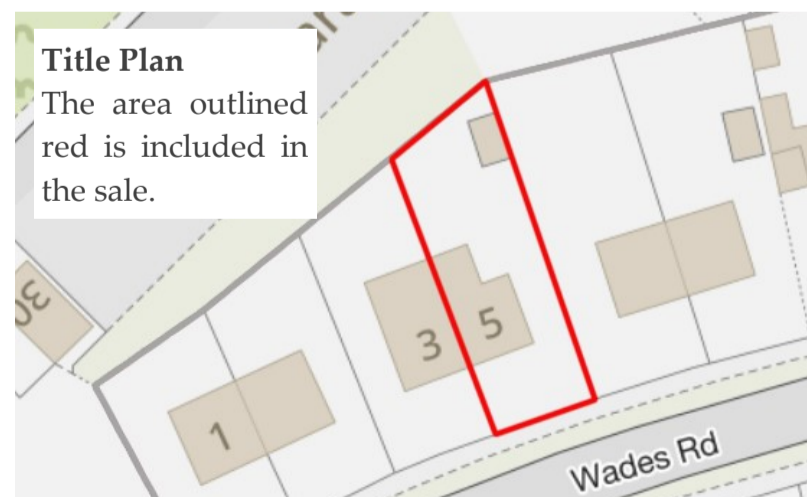
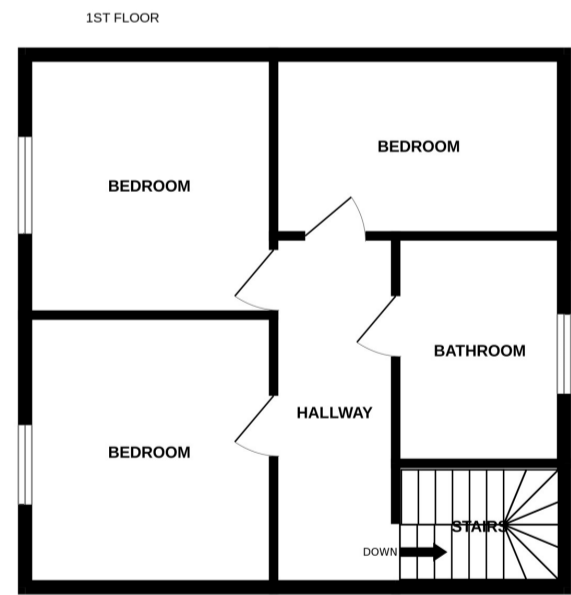
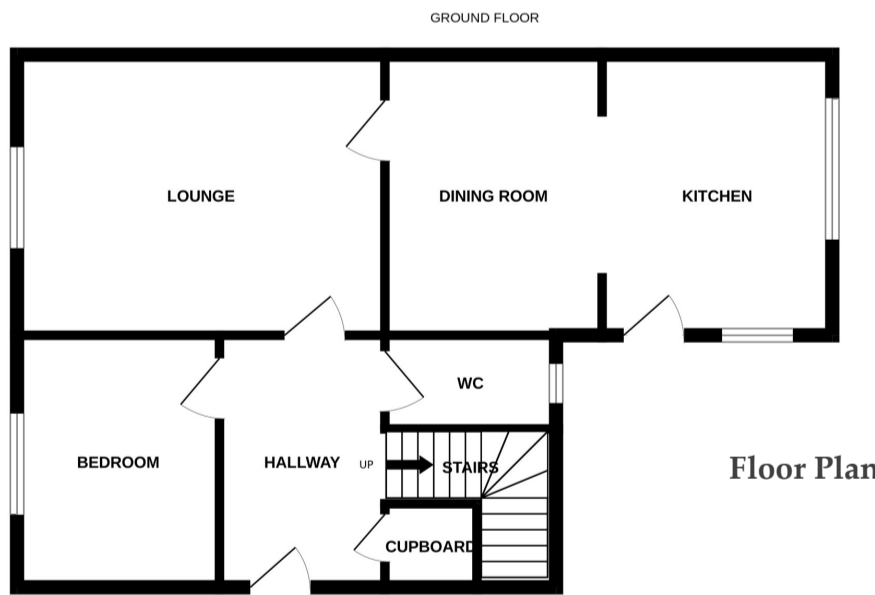
With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with mains shower over. Tiled splashback. Heated towel rail.

Garden

The property benefits from garden grounds to three sides. Approached by a private gravelled and paved driveway leading to the side and detached timber garage, the front grounds are laid to gravel for ease of maintenance. The rear garden is laid in the main to lawn. A garden shed is also included in the sale.

Travel Directions

From Fort William, take the A82 road, north for 1 mile, turning left where signposted Inverlochy. In Inverlochy village, after the primary school, take the second road on the left, Wades Road. Proceed ahead and Number 5 is the 4th last property of the semi-detached houses on the right hand side, well sign-posted.



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