



3 LUNDAVRA CRESCENT | FORT WILLIAM | PH33 6JL



PRICE GUIDE: £145,000

The subjects of sale form a desirable first floor cottage flat, enjoying an elevated position with partial loch views, in the centre of the popular west coast town of Fort William. In very good order throughout, 3 Lundavra Crescent is neutrally decorated and benefits from double glazing and oil fired central heating. Enjoying good sized accommodation, conveniently arranged over one floor and flooded with natural light, the bright lounge/diner, modern kitchen and bathroom are most attractive features. In addition, the flat offers three double bedrooms, making this an ideal first home, family home or excellent opportunity as a buy-to-let in an extremely buoyant rental or self-catering market.

3 Lundavra Crescent is ideally located close to the centre of Fort William and is well placed to take advantage 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 and a secondary school. The area known as 'The Outdoor Capital of the UK', also boasts a huge range of sporting and recreational opportunities.



- Desirable First Floor Cottage Flat
- Convenient Town Location
- In Very Good Order
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Large Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Private & Communal Garden Grounds
- EPC Rating: C 76

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Accommodation

Entrance

With UPVC entrance door. Stairs to first floor. Window to view at half landing and laminate flooring. Open to hallway.

Hallway

L-shaped, with hatch to loft. With doors to bedrooms, lounge/diner and bathroom. Built-in cupboard, with fitted shelving.

Bedroom 3.6m x 3.1m

Slightly L-shaped, with window to front. Built-in cupboard housing Grant boiler and built-in raised cupboard.

Bedroom 3.6m x 2.4m

With window to front. Downlighters. Laminate flooring.

Lounge/Diner 4.8m x 3.6m

Slightly L-shaped, with double window to front. Alcove with fitted shelving. Downlighters. Open to kitchen.

Kitchen 3.6m x 3.0m

L-shaped, with window to rear. Fitted with gloss white kitchen units, offset with granite effect work surfaces and upstand. Feature plinth lights. Integral Hotpoint double oven. Hotpoint electric hob with stainless steel chimney hood over. Plumbing for washing machine. Space for American-style fridge/freezer.

Bathroom 3.2m x 2.7m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC, wash hand basin, bath and large, wet-walled shower cubicle with Mira shower. Tiled splashback. Heated towel rail. Downlighters.

Bedroom 3.3m x 3.0m

Slightly L-shaped, with double window to rear. Downlighters.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

Title Plan



Title Plan

The area shaded blue indicates the first floor flat for sale. The pink shaded area indicates the ground owned by No 3. The yellow shaded area denotes the shared grounds between No 3 and the property below, No 4.

Garden

3 Lundavra Crescent benefits from an enclosed private garden, laid to gravel for ease of maintenance, to the front of the property. A shared garden area with drying green features to the rear of the property and is shared by 4 Lundavra Crescent.

Travel Directions

At the West End roundabout, take the turning on to Lundavra Road. Proceed up the hill, passing the entrances on the left hand side for Union Road and Argyll Terrace, taking the second entrance on the right for Lundavra Crescent. The property is located on the right hand side of the residential block ahead. The entrance door is around the right hand side and is the first door, numbered 3.

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).

