



THE COOLINS | LUNDAVRA ROAD | FORT WILLIAM | PH33 6JE



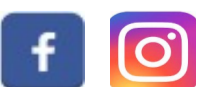
**PRICE GUIDE: £225,000**

Enjoying a central location, with superb views towards Loch Linnhe and the Ardgour Hills, The Coolins forms a desirable detached property, set in generous garden grounds, with detached garage. Offering deceptively spacious accommodation, conveniently arranged over two floors, this charming property benefits from double glazing, oil fired central heating and retains some original features including high ceilings, original doors, plaster corncicing and Art Deco-style fireplaces. Whilst upgrading and modernisation is required, following works, the property would be ideally suited as a first home, family home or excellent opportunity as a buy-to-let in an extremely buoyant rental market.

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 also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.

- Desirable Detached Property
- Convenient Town Location
- Loch Views
- Lounge
- Dining Room
- Kitchen
- 4 Bedrooms
- Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Spacious Garden Grounds with Cellar
- Garage & Garden Shed
- EPC Rating: F 30

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## Accommodation

### Entrance Vestibule 1.1m x 1.1m

With UPVC entrance door. Tiled flooring. Door to hallway.

### Hallway

L-shaped, with doors to lounge, bedrooms, dining room, rear hallway, bathroom and cloakroom.

### Lounge 3.9m x 3.6m

With Bay window to front. Feature marble fireplace. Built-in cupboard.

### Bedroom 3.9m x 3.9m

With two windows to side. Feature marble fireplace.

### Bedroom 3.6m x 3.1m

With two windows to views. Built-in cupboard.

### Dining Room 3.8m x 3.5m

With Bay window to view and side. Feature tiled fireplace. Built-in cupboard. Door to kitchen.

### Kitchen 3.2m x 2.7m

With two windows to side. Fitted with white coloured kitchen units, offset with white laminate work surfaces. Sink unit. Two built-in pantry cupboards. Door to rear vestibule.

### Rear Vestibule 1.2m x 1.1m

With UPVC door to rear. Built-in cupboard.

### Bathroom 2.6m x 2.0m

With window to rear. Fitted with blue coloured wash hand basin and bath. Half tiled walls. Heated towel rail.

### Cloakroom 1.6m x 1.0m

With frosted window to rear. White coloured WC. Half tiled walls.

### Rear Hallway

Stairs to upper level.

### Upper Level

#### Landing

With skylight to rear. Doors to bedrooms.

#### Bedrooms 4.2m x 3.9m

L-shaped, with window to view and skylight to rear. Built-in cupboard.

#### Bedroom 3.8m x 3.3m

With window to view. Window to staircase. Built-in cupboard with access to eave area.



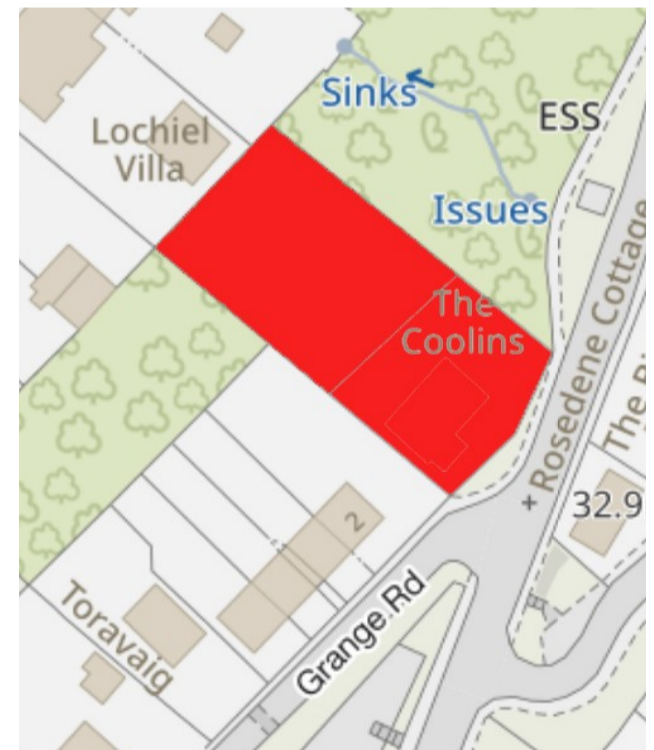
### Floor Plan



While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Date: 10/05/2022

### Tile Plan

The area shaded red indicates the title for sale.



### Garden

The property benefits from generous garden grounds with stunning elevated views towards Loch Linnhe. Laid in the main to lawn, the grounds are offset with mature hedging, trees and shrubs. The grounds can also provide off-street parking, with some clearance to the entrance has taken place. Timber garage.

### Travel Directions

At the West End roundabout take the turning on to Lundavra Road. Proceed up the hill and the property is on the right hand side, immediately before the turning on to Grange Road.



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).