



4 CROMARTY CRESCENT | FORT WILLIAM | PH33 6LN

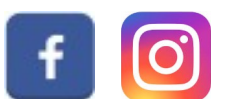
GUIDE PRICE: £265,000

The subjects of sale form an attractive detached property, set amidst generous garden grounds and enjoying an elevated position with loch views, in close proximity to the town centre of Fort William. 4 Cromarty Crescent is deceptively spacious, offering generous accommodation arranged in a convenient layout, and benefits from double glazing, with dual heating options of solid fuel and electric heating. Whilst some modernisation would be beneficial, this extended property boasts a formal, dual aspect, dining lounge with feature fireplace, bright kitchen with utility area, four bedrooms and two shower rooms. Due to the size and location, the property would be ideally suited as a wonderful family home, or as an investment opportunity in a very buoyant rental, and self-catering, market.

4 Cromarty 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.

- Attractive, Elevated Detached Property
- Desirable Location with Views to Loch Linnhe
- Dining Lounge with Feature Open Fire
- Kitchen, Utility Area & Snug
- 3 Bedrooms & 2 Shower Rooms
- Double Glazing
- Dual Heating - Solid Fuel & Electric
- Large Garden Grounds with Garden Shed
- Private Off-Street Parking
- EPC Rating: F 38

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Accommodation Dimensions

Front Vestibule 1.9m x 1.8m

L-shaped, with frosted glazed UPVC front door, and frosted glazed side panel. Door to entrance hallway.

Entrance Hallway 3.2m x 1.6m

L-shaped, with hatch to loft. Doors to shower room, bedrooms and dining lounge.

Shower Room 3.6m x 1.8m

L-shaped, with frosted double window to rear. Fitted with white suite of WC, wash hand basin and shower cubicle with AKW shower. Wet-walling splashback. Built-in cupboard housing hot water tank.

Bedroom 3.6m x 2.2m

L-shaped, with double window to rear. Built-in wardrobe.

Bedroom 4.7m x 2.7m

L-shaped, with double window to rear. Built-in wardrobe.

Bedroom 4.1m x 2.5m

With picture window to loch views. Built-in wardrobe.

Dining Lounge 6.1m x 5.7m

L-shaped, with picture window to loch views and two double windows to side. Open fire with brick surround and tiled hearth. Door to kitchen.

Kitchen 3.8m x 2.8m

L-shaped, with double window to rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces, upstand and splashback. Integral Lamona double oven. Lamona electric hob with extractor hood over. Stainless steel sink unit. Plumbing for washing machine. Door to utility area. *The washing machine and fridge are both included in the sale however no guarantees are given.*

Utility Area 2.5m x 1.4m

With door to snug.

Snug 3.4m x 2.0m

With double window to side. Door to rear vestibule.

Rear Vestibule 1.5m x 1.1m

With frosted glazed UPVC door to rear garden. Door to shower room.

Shower Room 2.1m x 1.5m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle, with Mira shower. Heated towel rail.

Garden

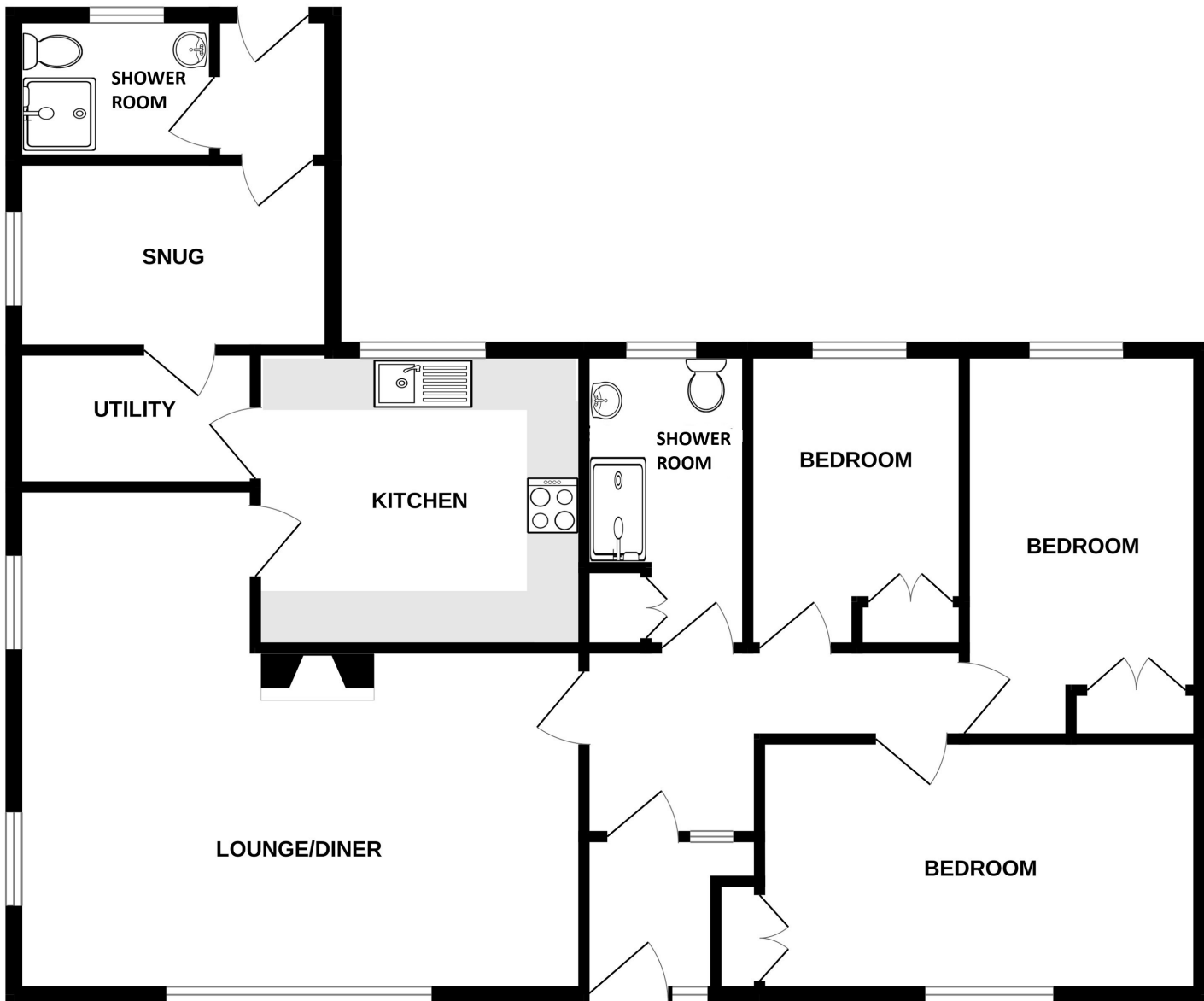
The property is approached by a private tarmac driveway, providing ample parking and a turning area. Benefiting from generous grounds of around 0.41 acres, the garden is laid to a mixture of lawn, gravelled areas, a timber decking area and paved pathways. Well-stocked, the garden features mature trees, hedging, shrubs, bushes and seasonal planting, providing an interesting and established garden, with a stream running through it. A garden shed is included in the sale.

Travel Directions

From the West End roundabout, proceed up Lundavra Road, turning left where signposted Sutherland Avenue, then immediately right into Cromarty Crescent. Number 4 is the only property on the left hand side.



Floor Plan



Title Plan

The area outlined red indicates the title for sale.



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)'.