



9 KINROSS PLACE | FORT WILLIAM | PH33 6UN



PRICE GUIDE: £260,000

Situated in a quiet cul-de-sac close to the centre of Fort William, 9 Kinross Place forms an attractive detached dwellinghouse, set in generous grounds with a private driveway and detached garage. Enjoying good-sized accommodation, conveniently arranged over one level, the property is in good order throughout, and benefits from double glazing and LPG fired central heating. Whilst some upgrading and modernisation would be beneficial, the bright lounge and kitchen/diner are most attractive features, further complemented by a separate dining room, three bedrooms, an en-suite shower room and family bathroom. Due to the size and location, the property would be ideally suited as a fantastic family home, or as an excellent business opportunity in an extremely buoyant rental or self-catering market.

9 Kinross Place 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 Detached Dwellinghouse
- Convenient Town Location
- In Very Good Order
- Lounge
- Dining Room
- Kitchen/Diner
- 3 Bedrooms (Principal En-Suite Shower Room)
- Family Bathroom
- Double Glazing & LPG Fired Central Heating
- Generous Garden Grounds of around 0.2 Acres
- Detached Garage & Private Driveway
- EPC Rating: E 41

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Accommodation

Entrance Vestibule 1.3m x 1.2m

With glazed UPVC front door. Built-in cupboard. Laminate flooring. Glazed door to hallway.

Hallway

Built-in cupboard with triple sliding doors. Hatch to loft. With doors to lounge, dining room, bathroom and bedrooms.

Lounge 5.7m x 4.1m

With picture window to front. Feature fireplace.

Dining Room 4.1m x 3.1m

Slightly L-shaped, with window to rear. Door to kitchen/diner.

Kitchen/Diner 4.1m x 3.4m

With window to rear. Fitted with oak effect kitchen units, offset with marble effect work surfaces. Integral Zanussi double oven. Creda gas hob. Plumbing for washing machine and dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Built-in cupboard. Laminate flooring. Wooden door to side garden.

Bathroom 2.9m x 1.8m

With frosted window to rear. Fitted with

sage coloured suite of WC, wash hand basin set in vanity unit, and bath with Mira shower over. Tiled splashback. Heated towel rail.

Bedroom 4.0m x 2.9m

With window to rear. Built-in wardrobe and two cupboards.

Principal Bedroom 5.1m x 2.9m

L-shaped, with window to front. Folding door to en-suite shower room.

En-Suite Shower Room 2.4m x 0.8m

Fitted with ivory coloured suite of WC, wash hand basin and fully tiled shower cubicle with Mira shower. Heated towel rail.

Bedroom 4.0m x 2.3m

With window to front.

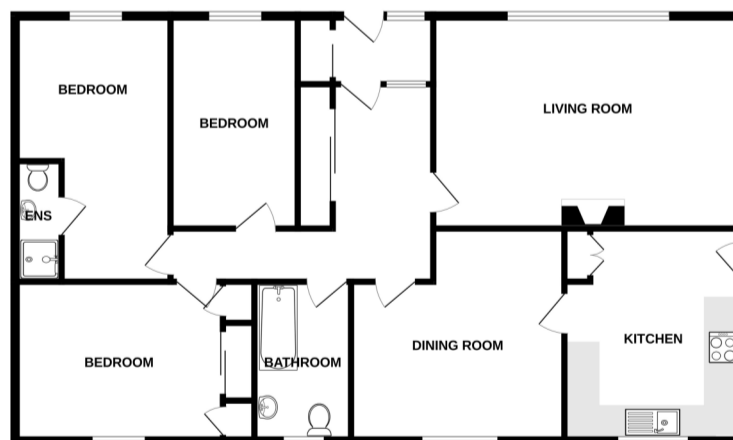
Garden

Approached by a private paved and gravelled driveway, leading to the detached garage, the property is set in generous grounds of around 0.2 acres, with a surrounding pathway. Laid in the main to lawn, the grounds are offset with mature trees, hedging, shrubs, bushes and planting, with a crazy paving patio to the front and a paved patio to the side.



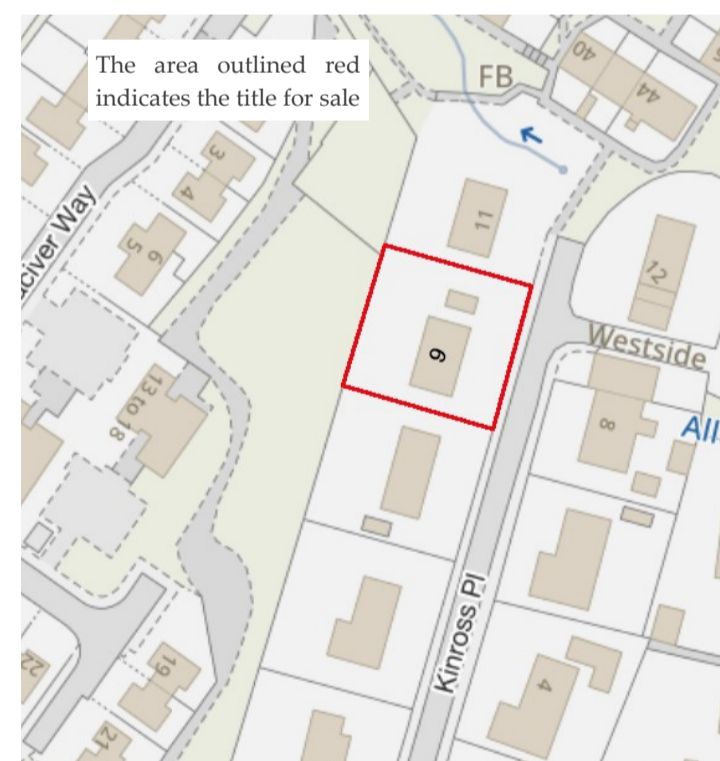
Floor Plan

GROUND FLOOR



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Title Plan



The area outlined red indicates the title for sale

Travel Directions

At the West End roundabout in Fort William, 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, and taking the entrance on the left for Connachie Road. Follow the road up on to Ross Place, bearing left on to Lochaber Road. Continue up and along Lochaber Road, passing Angus Crescent on the left, then Fife Place and Stirling Place on the right. When the road reaches the island at Perth Place, turn right on to Kinross Place. Bear right and Number 9 is the second last property on the left hand side.

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).

