



VILLA 3 | TOWER RIDGE COURTYARD | TORLUNDY | FORT WILLIAM | PH33 6SS

GUIDE PRICE: £395,000



Peacefully situated in the sought-after area of Torlundy, the sale of Villa 3, Tower Ridge Courtyard, offers a most desirable terrace property, set within an exclusive, private, development with stunning views to Ben Nevis. Of modern construction, this impressive home is in excellent order, beautifully presented and benefits from double glazing and air source heating, with underfloor heating to the ground level. Offering deceptively spacious accommodation, conveniently arranged over two levels, the property boasts internal oak doors, a bright open-plan lounge, kitchen and dining area with quality fitted kitchen and integral appliances, four double bedrooms, three of which are en-suite (principle with a raised balcony) and a family bathroom. Due to the size and location, Villa 3 would be ideally suited as a fantastic family home as currently used, as an idyllic holiday retreat or as an investment opportunity in a very buoyant holiday or longer term rental market.

The property enjoys the feeling of a rural location yet is situated just 2 miles from Fort William. This unique and idyllic location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of the amenities and numerous leisure and pleasure activities which the area has to offer. With Fort William being the 'Outdoor Capital of the UK', the area benefits from year round visitors enjoying excellent outdoor pursuits including walking, mountain biking, mountaineering, skiing, sailing, fishing, golf and sight-seeing. Several primary schools and Lochaber High School are also in close proximity.



Stunning Courtyard Villa
Desirable Location with Views to Ben Nevis
In Excellent Order & Beautifully Presented
Open-Plan Lounge, Kitchen & Dining Area
4 Double Bedrooms (3 En-Suite, with the Principal Boasting a Balcony)
Contemporary Family Bathroom
Air Source Central Heating - Underfloor to the Ground Level
Double Glazing
Garden - Private & Communal
EPC Rating: C 80

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Accommodation

Entrance Hallway 4.0m x 2.3m

L-shaped, with frosted glazed UPVC entrance door. Built-in understairs cupboard. Tiled flooring. Doors to bedrooms, bathroom and open to lounge, kitchen & dining area.

Bedroom 3.4m x 2.8m

L-shaped, with double window to front. Wooden window shutters. Built-in wardrobe with mirrored sliding doors.

Bedroom 3.6m x 3.6m

L-shaped, with double window to rear. Wooden window shutters. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 1.7m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in white gloss vanity unit, and large, fully wet-walled shower cubicle, with mains shower. Heated towel rail. Tiled flooring.

Bathroom 2.8m x 2.5m

With frosted window to front. Fitted with contemporary white suite of WC, wash hand basin set in gloss white vanity unit, bath, and fully wet walled shower cubicle with mains shower. Wet-wall splashback. Tiled flooring.

Open-Plan Lounge, Kitchen & Dining Area 7.6m x 6.0m

L-shaped, with double windows to front at kitchen area, and two fully glazed French doors to rear garden at lounge area. Fitted with modern cream gloss kitchen units, offset with wood effect work surfaces and breakfast bar. Integral AEG oven and integral AEG micromat combi oven. AEG electric hob with stainless steel extractor chimney over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher, washing machine and space for tumble dryer. Tiled flooring at kitchen area.

Rear Entrance Door Area

UPVC door with frosted glazed panels and frosted glazed side panel. Tiled flooring. Stairs to upper level.

Upper Level

Hallway 3.4m x 1.0m

With Velux window to rear. Built-in cupboard housing hot water tank. Hatch to loft. Doors to bedrooms.

Bedroom 5.4m x 4.9m

L-shaped, with dormer window to rear and Velux window to front. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.

En-suite Shower Room 2.3m x 1.8m

Fitted with modern white suite of WC, wash hand basin set on gloss white vanity unit and wet walled shower cubicle with mains shower. Heated towel rail. Tiled flooring.

Principal Bedroom 5.8m x 3.6m

With feature cathedral windows and door to rear balcony. Vaulted ceiling. Two built-in wardrobes with mirrored sliding doors. Doors to en-suite shower room.

En-suite Shower Room 2.3m x 2.1m

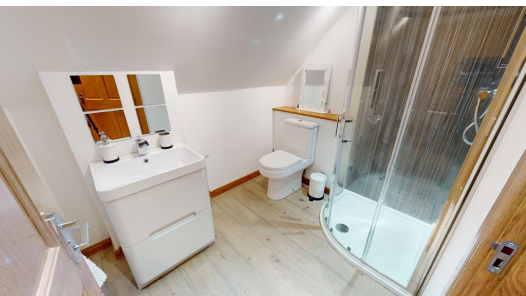
Fitted with modern white suite of WC, wash hand basin set on gloss white vanity unit and wet walled shower cubicle with mains shower. Heated towel rail. Tiled flooring.

Garden

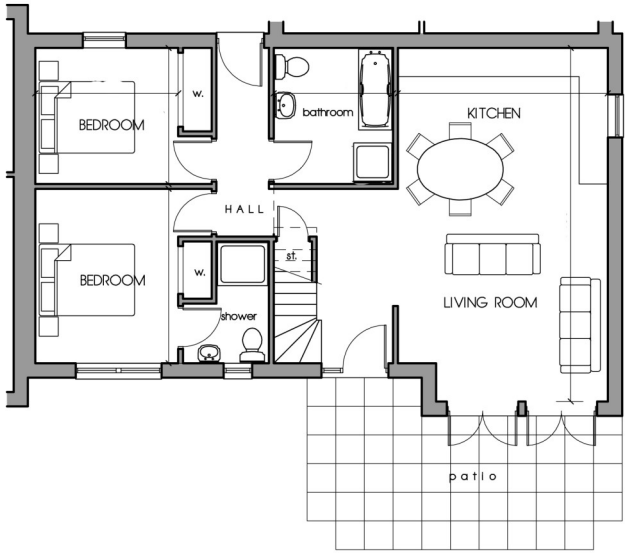
The rear, private, garden grounds are fully enclosed and laid in the main to gravel for ease of maintenance. A patio area, located to the rear also, takes in the stunning views to Ben Nevis and Nevis Range mountains. Allocated parking is located to the front of the property, with a shared courtyard on approach to the main entrance door.

Travel Directions

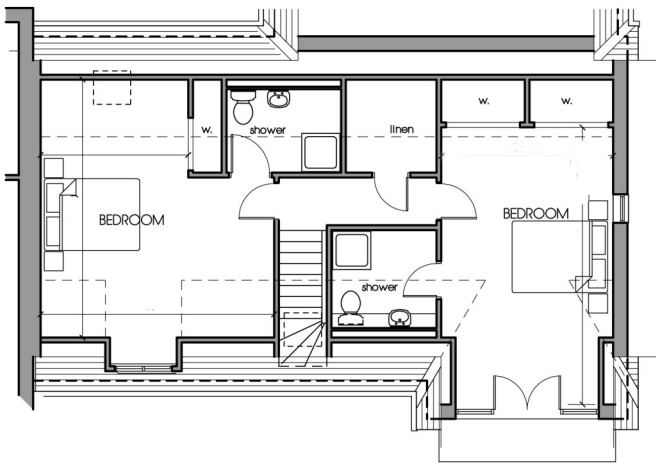
Travelling north on the A82 Fort William to Inverness road, take the first turning on the right hand side immediately after the signpost for ‘Happy Valley’. Proceed up this road, taking the second turning right, into the carpark for Tower Ridge Courtyard.



Floor Plan

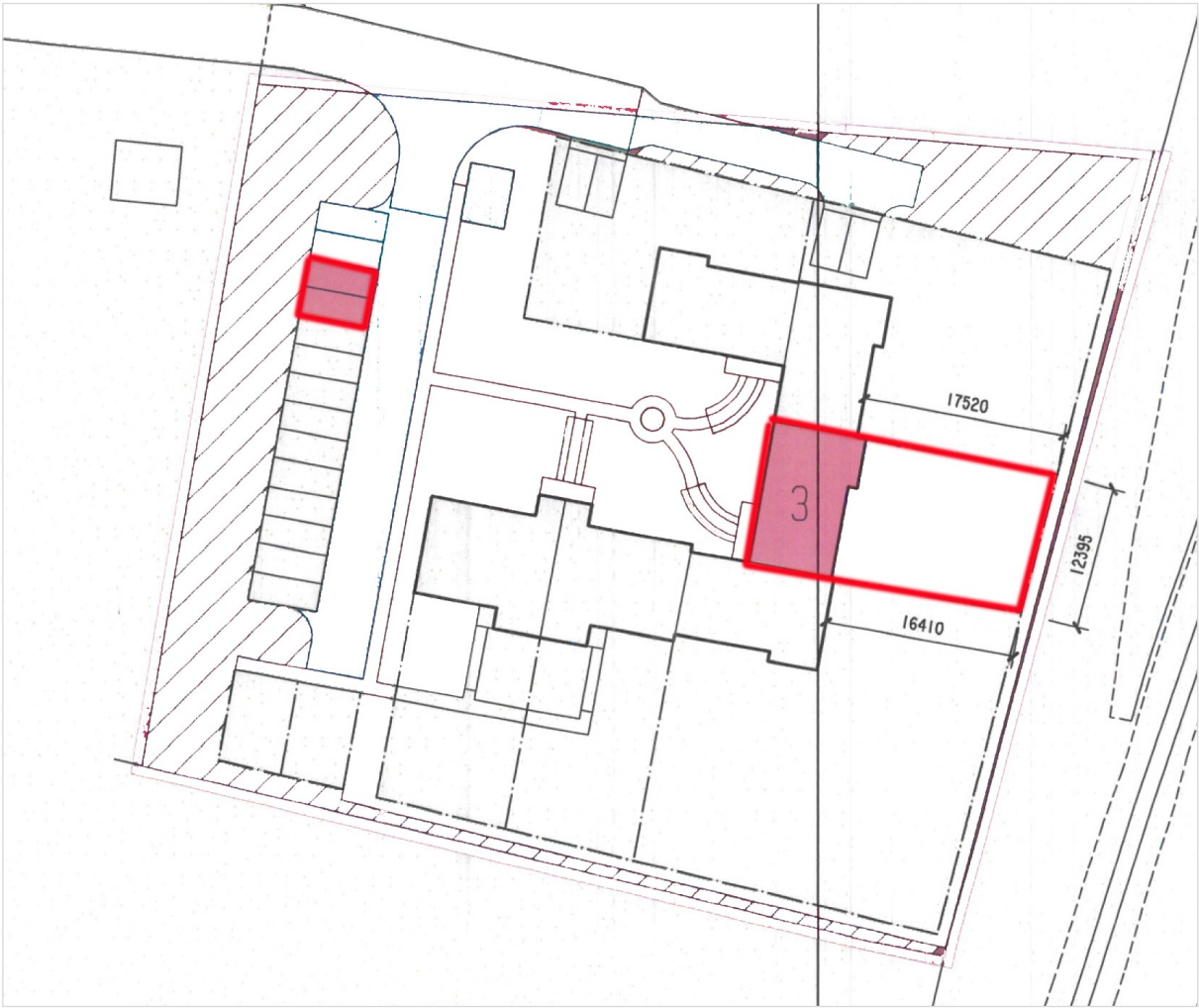


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Title Plan



Title Plan
The two red outlined areas indicate the title for sale, including parking.

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