



25 LUNDY ROAD | INVERLOCHY | FORT WILLIAM | PH33 6NY

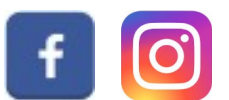
PRICE GUIDE: £245,000

Situated in the heart of the popular residential village of Inverlochy, and enjoying direct views towards Ben Nevis and the surrounding countryside, the subjects for sale form an attractive mid-terrace dwellinghouse. 25 Lundy Road offers deceptively spacious accommodation, conveniently arranged over two floors, and boasting a large extension to the rear, comprising a hallway, shower room, utility room and dining lounge. In addition, a generous dining kitchen and bedroom complete the ground floor, whilst two bedrooms and a family bathroom are located on the upper floor. Benefiting from double glazing, oil fired central heating and photovoltaics on the roof, the property would be ideally suited as a permanent family home, or as an investment opportunity in an extremely buoyant rental market.

Inverlochy is a popular residential village on the edge of Fort William and has its own nursery school, primary school and bespoke shops etc with further leisure and business amenities accessible in the town itself. In close proximity to Glen Nevis, Ben Nevis and the huge range of local sporting and recreational activities available, the area known as the 'Outdoor Capital of the UK' also makes it an ideal location for families, sports, fishing, outdoor and adventure pursuits to name but a few.

Attractive Mid-Terrace Dwellinghouse
 Superb Village Location with Direct Views to Ben Nevis
 Spacious Dining Lounge Extension
 Dining Kitchen
 Utility Room
 3 Double Bedrooms
 Bathroom
 Shower Room
 Double Glazing & Oil Fired Central Heating
 Garden Grounds
 Detached Garage
 EPC Rating: E 43

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Accommodation

Entrance Hallway 4.2m x 2.2m

L-shaped, with stairs to upper level and single glazed panelled wooden front door. Built-in understairs cupboard. Doors to bedroom and dining kitchen.

Bedroom 4.0m x 3.5m

Slightly L-shaped, with picture window to front.

Dining Kitchen 5.8m x 2.8m

With picture window to rear. Fitted with grey coloured gloss kitchen units, offset with granite effect work surfaces, splashback and breakfast bar. Integral Bosch oven integral Bosch Gourmet oven. Bosch electric hob with extractor hood over. Stainless steel sunk unit. Plumbing for dishwasher. Door to rear hallway.

Rear Hallway 3.4m x 2.4m

L-shaped, with hatch to loft. Wooden door with frosted glazed panels to side garden. Doors to shower room, utility room and dining lounge.

Shower Room 2.4m x 1.2m

With Velux window to side. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle with NEWLEC shower. Tiled splashback. White gloss wall units. Heated towel rail.

Utility Room 2.5m x 1.9m

Slightly L-shaped, with window to front. Plumbing for washing machine and space for tumble dryer. White fitted work surface.

Dining Lounge 5.3m x 5.0m

With bay window to rear mountain views.

Upper Level

Landing 1.5m x 1.2m

With hatch to loft. Doors to bedrooms and bathroom.

Bedroom 4.7m x 3.5m

Very slightly L-shaped, with picture window to front. Built-in wardrobe.

Bedroom 3.5m x 3.5m

L-shaped, with window to rear. Built-in cupboard housing hot water tank.

Bathroom 2.2m x 1.8m

With frosted window to rear. Fitted with cream coloured suite of WC, wash hand basin and bath with Triton shower over. Tiling to three walls. Heated towel rail.

Garden

The property benefits from enclosed garden grounds to both the front and rear. The front area is laid to gravel for ease of maintenance, offset with a paved pathway and paved patio area, mature shrubs and bushes. The rear grounds are also laid to gravel with a paved pathway and patio area, taking in the best of the mountain views. Detached garage.

Travel Directions

From Fort William take the A82 north for 1 mile, turning left where sign posted Inverlochy. In the village, continue ahead, passing the shops and take the first right onto Lundy Road. Continue ahead until near the end of the straight and number 25 is located on the right hand side.



Title Plan



Floor Plan

