



31 GRANGE ROAD | FORT WILLIAM | PH33 6JH

REDUCED GUIDE PRICE: £130,000 (£20,000 BELOW HOME REPORT VALUE)

The subjects of sale form a desirable ground floor cottage flat, enjoying an elevated position in the centre of the popular west coast town of Fort William, with views over Loch Linnhe towards the surrounding countryside. In good order throughout, 31 Grange Road benefits from double glazing and oil fired central heating. Enjoying good sized accommodation, conveniently arranged over one floor, the property comprises a lounge/diner, kitchen, three bedrooms and a family bathroom. Due to the size and location, the property would be ideal as a first home, family home or excellent opportunity as a buy-to-let in an extremely buoyant rental market, as currently used.

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'.

- Ground Floor Cottage Flat
- Convenient Town Location
- Lounge/Diner
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Private & Communal Garden Grounds
- EPC Rating: D 66

MacPhee & Partners

Airds House

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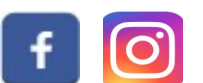
Fort William

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Accommodations

Entrance Porch 1.3m x 1.2m

With window to side. Built-in cupboard. Laminate flooring. Door to hallway.

Hallway 6.1m x 3.3m

T-shaped, with 3 built-in cupboards. Laminate flooring. Doors to bedrooms, bathroom, kitchen and lounge/diner.

Bedroom 3.5m x 2.9m

Slightly L-shaped, with window to rear. Laminate flooring.

Bedroom 3.7m x 3.2m

Slightly L-shaped, with window to front. Laminate flooring.

Bathroom 3.3m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit and bath with shower attachment over. Wet-walling splashback. Heated towel rail.

Kitchen 4.0m x 2.9m

L-shaped, with window to rear. Fitted with white kitchen units, offset with granite effect work surfaces. Integral Hoover oven. Whirlpool electric hob with stainless steel extractor chimney. Stainless steel sink unit. Tiled splashback. Laminate flooring. Hatch to lounge/diner.

Lounge/Diner 5.0m x 3.8m

Slightly L-shaped, with window to front. Laminate flooring. Built-in cupboard.

Bedroom 2.8m x 2.7m

With window to front. Built-in wardrobe. Laminate flooring.



Garden

31 Grange Road benefits from enclosed private garden ground to the front of the property, laid to natural lawn, offset with mature bushes. The shared areas comprise a stepped path leading up to the property and it's neighbour, Number 29, which runs along the front of the property and round to the rear. A shared drying green also features to the rear, again laid to natural lawn. A garden shed is included in the sale.

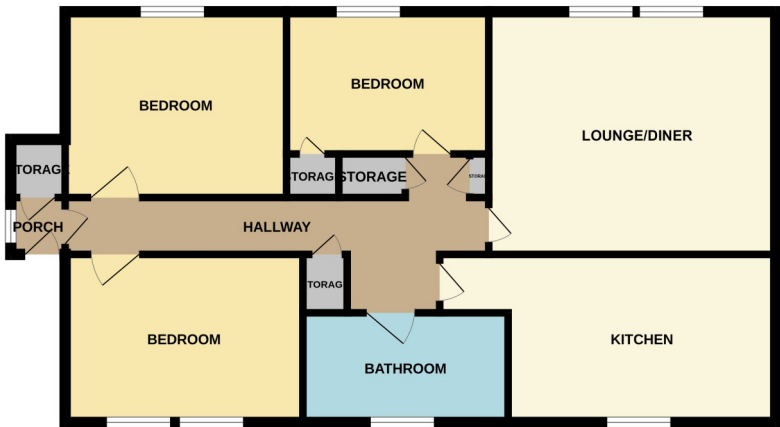
Travel Directions

At the West End roundabout, take the turning on to Lundavra Road. Proceed up the hill, taking the first right on to Grange Road, passing the Spar shop on the left hand side. The property is located in the last of the 4 blocks of flats on the left hand side. Walk up the steps and the property entrance is around the corner.

Tile Plan



Floor Plan



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