



28 DOUGLAS PLACE | FORT WILLIAM | PH33 6HL

### PRICE GUIDE: £150,000

Enjoying an elevated position, with stunning views over Loch Linnhe towards the Ardgour Hills, 28 Douglas Place forms a desirable, end-terrace dwellinghouse. Set in generous garden grounds, the property is in good order and benefits from double glazing. Offering good sized accommodation, conveniently arranged over three levels, the property would be ideally suited as a first time buyer's home, permanent residence or as an excellent investment opportunity, in an extremely buoyant, long term rental market.

Positioned close to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, a range of professional services, supermarkets, restaurants and a railway & bus station 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'.

- End-Terrace Property
- Central Town Location with views to Loch Linnhe
- Lounge
- Kitchen & Dining Room
- 3 Bedrooms (one currently used as Utility Room)
- Shower Room
- Double Glazing
- Garden & Garden Shed
- EPC Rating: F 30



MacPhee & Partners

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# Accommodation

## Entrance Hallway

UPVC entrance door with glazed side panel. Stairs to upper and lower levels.

## Upper Level

With built-in cupboard. Doors to lounge and kitchen.



## Lounge 5.5m x 3.0m

With picture window to view and window to front. Feature stone fireplace with electric fire insert. Door to attic area - with light and power.



## Kitchen 3.1m x 2.0m

With window to front. Fitted with panelled kitchen units offset with marble effect work surfaces. Stainless steel sink unit. Tiled splashback. Archway to dining room.



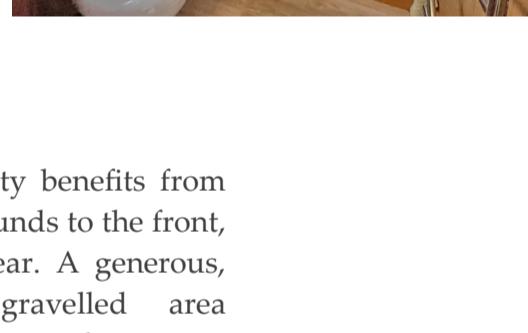
## Dining Room 3.1m x 2.3m

With window to view. Built-in cupboard. Half wood lined walls. Hatch to loft.



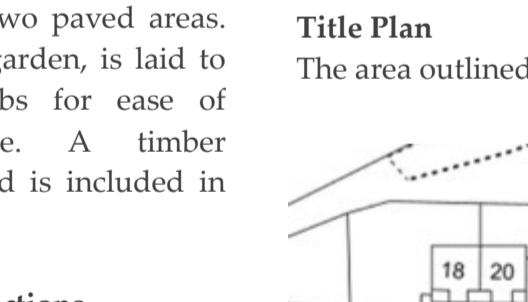
## Lower Level

With built-in cupboard housing water tank. Doors to box room/utility room, bedrooms and shower room.



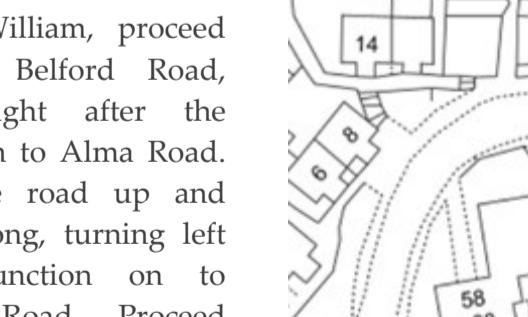
## Box Room/Utility Room 1.9m x 1.7m

With window to front. Fitted with wood trim kitchen units. Plumbing for washing machine. This room has been used as a utility however could provide further accommodation.



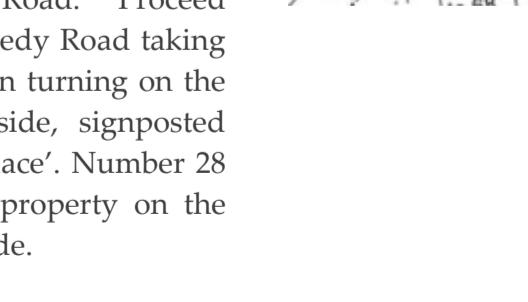
## Bedroom 3.7m x 3.0m

With window to view. Built-in wardrobe.



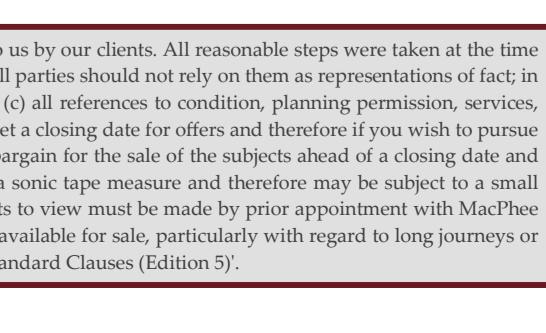
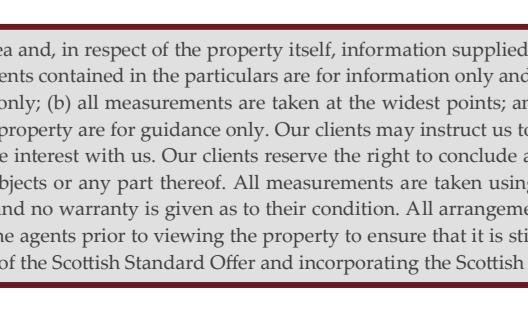
## Bedroom 3.6m x 3.0m

L-shaped, with window to view.



## Shower Room 2.1m x 1.6m

With frosted window to front. Fitted with white suite of WC, wash hand basin set in vanity unit and tiled shower cubicle. Half wood lined walls. Heated towel rail.



## Garden

The property benefits from garden grounds to the front, side and rear. A generous, enclosed, gravelled area features to the rear, alongside two paved areas. The front garden is laid to paving slabs for ease of maintenance. A timber garden shed is included in the sale.

## Travel Directions

At Fort William, proceed north on Belford Road, turning right after the Hospital on to Alma Road. Follow the road up and straight along, turning left at the junction on to Kennedy Road. Proceed along Kennedy Road taking second main turning on the left hand side, signposted 'Douglas Place'. Number 28 is the last property on the left hand side.

## Title Plan

The area outlined red is included in the sale.



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