

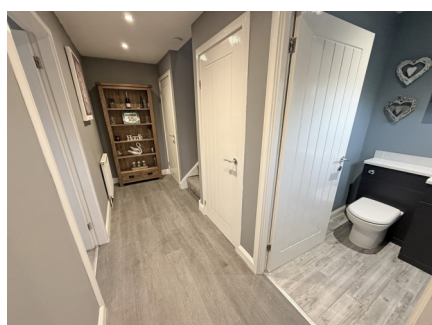


41 CAMANACHD CRESCENT | AN AIRD | FORT WILLIAM | PH33 6XZ

PRICE GUIDE: £195,000

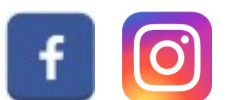
Situated in the heart of the popular residential area of An Aird, and enjoying views to the surrounding countryside, the sale of 41 Camanachd Crescent offers a highly desirable, end-terrace dwellinghouse. The property has been upgraded in recent years and provides deceptively spacious accommodation, conveniently arranged over two floors, whilst benefiting from double glazing and oil fired central heating. The dual aspect lounge/diner with media wall and patio doors to the rear garden, bright, quality fitted kitchen, modern bathroom and cloakroom are most attractive features, whilst the three bedrooms complete the flexible accommodation. Due to the size and location, the property would be ideally suited as a fantastic permanent home as currently used, a second home, or as an excellent investment opportunity in an extremely buoyant buy-to-let or self-catering market.

An Aird is a popular residential area, a short walk from the centre of Fort William and is well placed to take advantage of 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 a college, 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'.



- Desirable Semi-Detached Dwellinghouse
- Superb Location
- Lounge/Diner with Patio Doors
- Kitchen
- 3 Double Bedrooms
- Modern Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Garden & Garden Shed
- EPC Rating: D 68

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Accommodation

Entrance Hallway

With newly installed composite entrance door. Stairs to upper level. Under stair cupboard. Walk-in cupboard. LVT laminate flooring. Doors to cloakroom and lounge/diner.

Cloakroom 1.7m x 1.4m

With frosted window to front. Fitted with modern white suite of WC and wash hand basin set on vanity unit. Tiled splashback. Heated towel rail. Tiled flooring.

Lounge/Diner 5.9m x 3.9m

Slightly L-shaped, with window to front and UPVC patio doors to rear. Feature media wall with electric fire. Door to kitchen.

Kitchen 3.8m x 2.5m

With window to rear. Fitted with modern, gloss white kitchen units, offset with wood effect work surfaces. Hobsiv hob with glass splashback. Ciarra chimney hood over. Lamona oven. Lamona microwave. Grey sink unit. Tiled splashback. Integral fridge/freezer. Plumbing for washing machine. LVT laminate flooring.

Upper Level

With hatch to loft. Built-in cupboard. Doors to bedrooms and bathroom.

Bedroom 3.7m x 2.4m

L-shaped, with window to front. Built-in dressing table area. LVT laminate flooring.

Bedroom 3.9m x 2.9m

L-shaped, with window to front. LVT laminate flooring.

Bedroom 3.9m x 2.9m

With window to rear. Fitted wardrobes.

Bathroom 2.5m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and bath with electric shower over. Tiled splashback and flooring. Heated towel rail.

Garden

The rear, fully enclosed, garden has been landscaped with a slabbed patio area, and feature retaining wall with flowerbeds. Garden shed. There is residents parking to the front of the property.

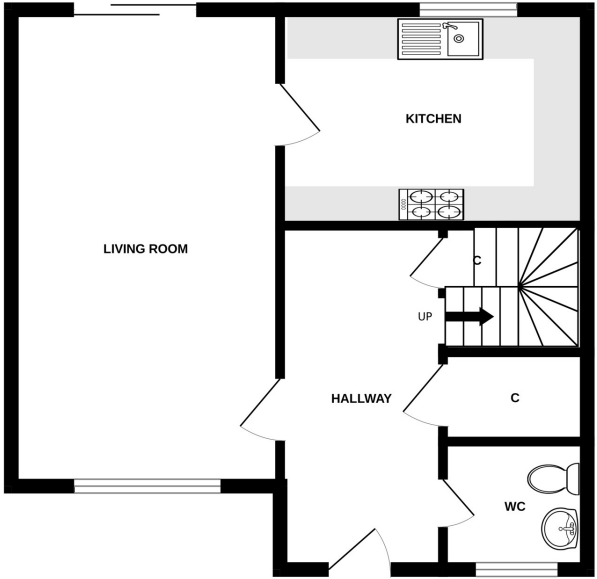
Travel Directions

From the west end of Fort William, proceed along the bypass, take the first exit at the roundabout and turn right at the next roundabout. Proceed past Morrisons and Lidl. At the T-junction, turn right and Number 41 is on the right hand side. Parking is directly to the front of the property.

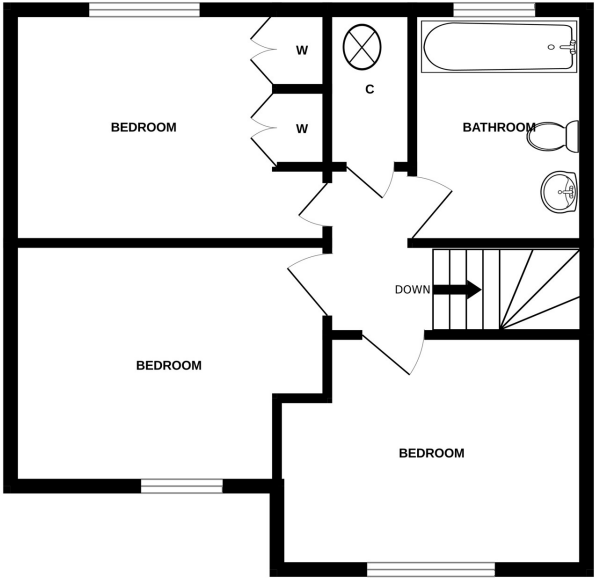


Floor Plan

GROUND FLOOR

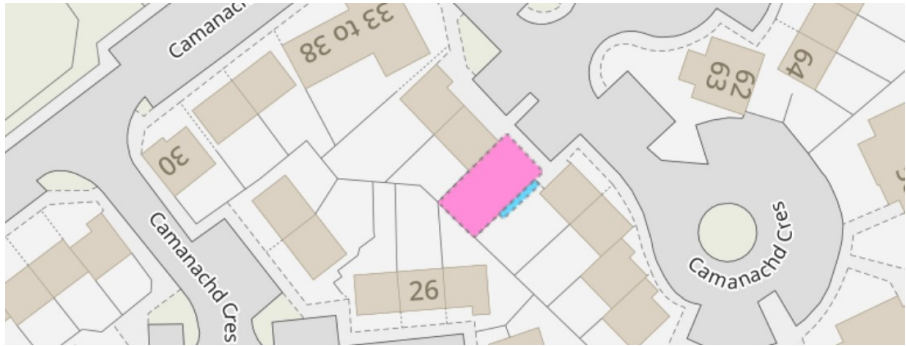


1ST FLOOR



Title Plan

The area shaded pink indicates the title for sale, whilst the blue denotes the shared right in common.



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 6)'.