



21 MAMORE CRESCENT | FORT WILLIAM | PH33 6HE



PRICE GUIDE: £120,000

Situated within an attractive block of four properties, with upgrading to the exterior, this ground floor flat is in excellent order and enjoys views across Loch Linnhe to the Ardgour Hills beyond. 21 Mamore Crescent benefits from double glazing, oil fired central heating, has been freshly decorated throughout, and offers bright, spacious accommodation, conveniently arranged over one floor. All ceilings, with the exception of the kitchen and bathroom, have recently been lowered and insulated with rockwool and acoustic plasterboard, whilst the laminate flooring and carpeting in the larger bedroom are both relatively recent additions. Due to the size and location, this attractive property would be ideally suited to first-time buyers, as a permanent home, or as an excellent investment opportunity for the extremely buoyant self-catering holiday market.

21 Mamore Crescent is 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 known as 'The Outdoor Capital of the UK', also boasts a huge range of sporting and recreational opportunities.

- Desirable Ground Floor Cottage Flat
- Convenient Town Location with Loch Views
- In Excellent Order & Freshly Decorated
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Private & Communal Grounds
- 2 Garden Sheds
- EPC Rating: C 72

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Accommodation

Entrance Vestibule 1.3m x 1.0m

With frosted glazed UPVC side entrance door. Built-in cupboard. Laminate flooring. Door to hallway.

Hallway 3.8m x 1.0m

With laminate flooring. Doors to bathroom, kitchen, lounge/diner and bedrooms.

Bathroom 2.4m x 1.4m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin set in gloss white vanity unit, and bath with mains shower and drench head over. Tiled splashback.

Kitchen 3.5m x 3.3m

L-shaped, with windows to side and rear. Fitted with a mixture of oak effect kitchen units, offset with marble effect work surfaces. Stainless steel sink unit. Plumbing for washing machine.

Lounge/Diner 4.5m x 3.7m

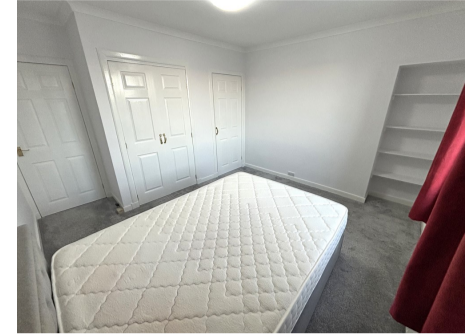
L-shaped, with double window to rear. Built-in cupboard housing hot water tank. Laminate flooring.

Bedroom 3.9m x 3.6m

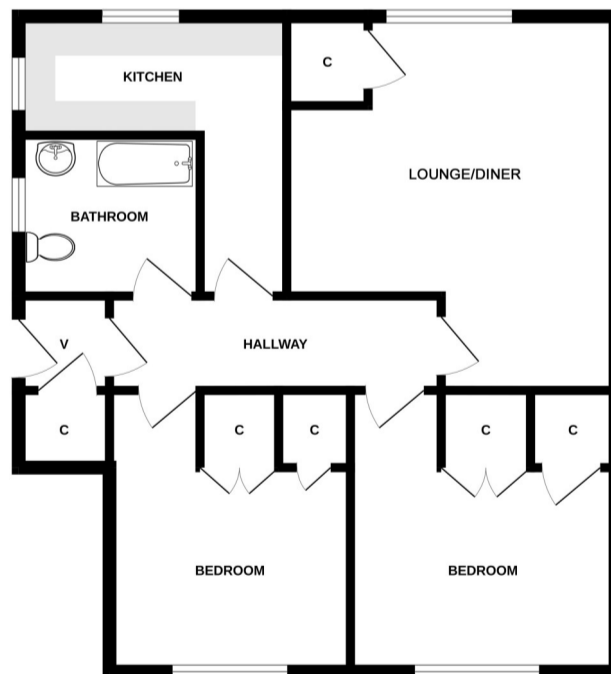
Slightly L-shaped, with window to front views. Built-in wardrobe with double doors and built-in cupboard.

Bedroom 3.9m x 2.7m

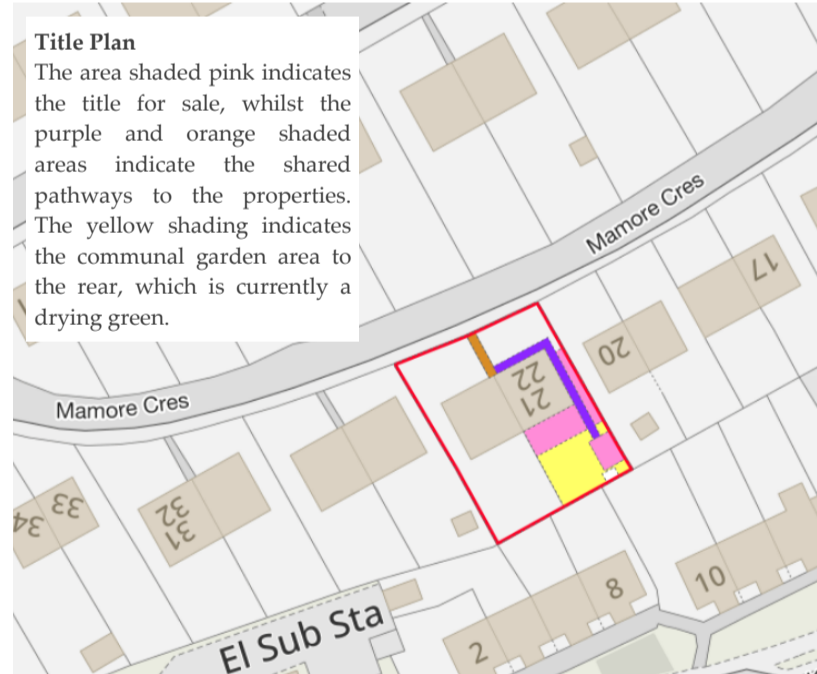
Slightly L-shaped, with window to front views. Two built-in cupboards.



Floor Plan



Title Plan



Garden

The property benefits from a it's own garden ground, along with communal areas, all shaded on the title plan. The private garden located to the rear of the property is laid to a mixture of gravel and paving slabs for ease of maintenance, whilst a lawned area adjoins the shared lawn above. A shared garden area with lawned drying green features to the very rear of the property and is shared by 22 Mamore Crescent. The shared access steps and pathways are formed of concrete and paving slabs. 2 garden sheds.

Travel Directions

From Fort William, travel north on the A82 along Belford Road, past the hospital, turning right onto Victoria Road. Bear left on to Alma Road and continue up the hill. Mamore Crescent is located half way along this road on the left hand side. 21 Mamore Crescent is on the left hand side towards the end of the crescent.

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