



31 LOCHABER ROAD | FORT WILLIAM | PH33 6TW



## PRICE GUIDE: £150,000

Enjoying an elevated location in the popular residential area of Upper Achintore, 31 Lochaber Road forms a desirable mid-terrace dwellinghouse, with views to the surrounding hills. The property benefits from double glazing, electric heating and offers deceptively spacious accommodation over two levels, arranged in a convenient layout. The spacious dining kitchen with gloss units, integrated appliances, and giving access to the bright lounge, make it a most attractive feature. Due to the size and location, the property would be ideal as a first time buyers home, family home or as an excellent investment for the buoyant buy-to-let market. The property also enjoys garden grounds to both the front and rear.

Positioned close to the centre of Fort William, the property is well placed to take advantage all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, cinema, 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 now known as 'The Outdoor Capital of the UK'.

- Desirable Mid-Terrace Dwellinghouse
- Central Town Location
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom & Cloakroom
- Double Glazing
- Electric Heating
- Garden & Garden Shed
- EPC Rating: D 64



### MacPhee & Partners

Airds House

An Aird

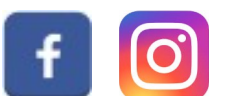
Fort William

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Accommodation

Entrance Hallway

With UPVC entrance door. Stairs to upper level. Under stair recess area. Doors to cloakroom and kitchen/diner.

Cloakroom 1.8m x 1.6m

L-shaped, with frosted window to front. Fitted with white suite of WC and wash hand basin.

Kitchen/Diner 6.6m x 2.8m

With two windows to rear. Fitted with modern pale grey coloured gloss kitchen units offset with wood effect work surfaces. Lamona oven. Lamona hob with glass splashback and chimney hood over. Stainless steel sink unit. Wet wall splashback. Integral fridge/freezer. Plumbing for washing machine. Laminate flooring. Door to rear porch. Open to lounge.

Rear Porch 1.3m x 1.0m

With UPVC door to rear garden. Laminate flooring.

Lounge 3.5m x 3.5m

With window to front. Laminate flooring.

Upper Level

Landing

With hatch to loft. Doors to bathroom and bedrooms.

Bathroom 1.8m x 1.4m

With frosted window to front. Fitted with white suite of WC, wash hand basin set on vanity unit, and bath with Mira shower over. Tiled walling and flooring.

Bedroom 3.5m x 2.9m

With window to front. Recessed wardrobe area.

Bedroom 3.1m x 2.8m

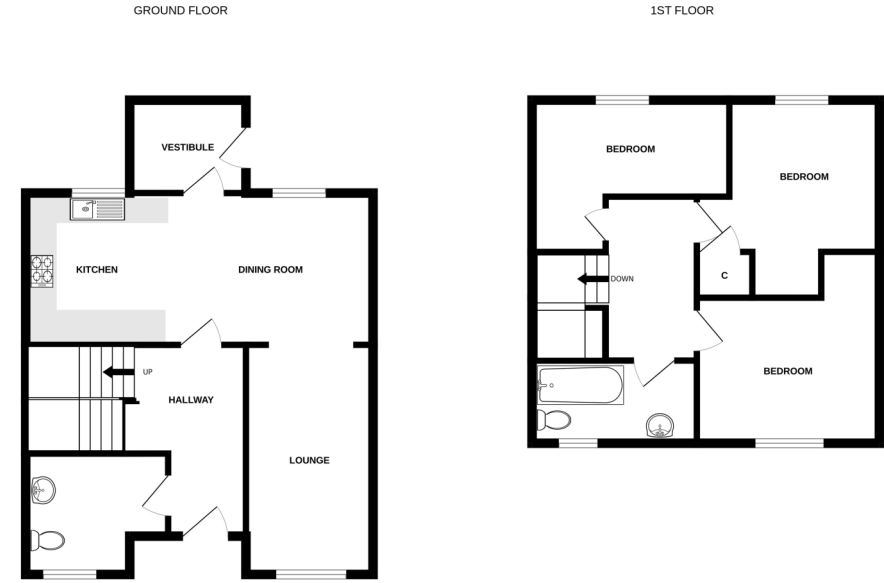
With window to rear. Recessed wardrobe. Built-in cupboard.

Bedroom 3.3m x 2.8m

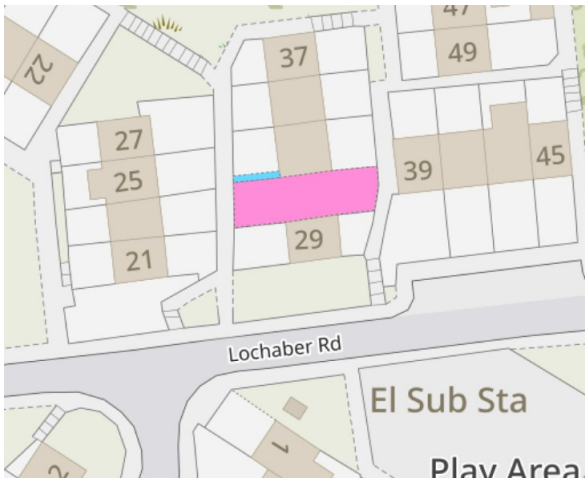
L-shaped, with window to rear.



Floor Plan



Title Plan



Garden

31 Lochaber Road enjoys fully enclosed, garden grounds to both the front and rear of the property. Laid in the main to lawn, both entrance doors are approached by concrete slabbed paths with steps to the entrances. Garden shed.

Title Plan

The area shaded pink indicates the title for sale. The blue area shows a shared walkway.

Travel Directions

In Fort William at the West End roundabout, take the turning on to Lundavra Road. Proceed up the hill and turn left into Connochie Road, following the road up and round to the right, past Ross Place. Bear left on to Lochaber Road and the entrance to Number 31 is directly opposite the turning to Banff Crescent. There is a communal parking area just past the property, also on the left hand side.

