



68 CASTLE DRIVE | LOCHYSIDE | FORT WILLIAM | PH33 7NS

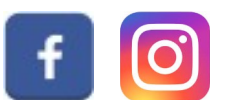
## PRICE GUIDE: £215,000

Enjoying a superb central location in desirable Lochyside, with views towards the surrounding hills and mountains, 68 Castle Drive forms a desirable semi-detached dwellinghouse, set in garden grounds to both the front and rear. Offering spacious accommodation, conveniently arranged over two floors, the property benefits from electric heating and double glazing. The double aspect lounge/diner, with open fire and picture window to both gardens is a most attractive feature and is further complemented by a generous kitchen/diner, three double bedrooms, a family bathroom and separate cloakroom. Due to the size and location, the property would be ideally suited as a permanent home or an investment opportunity in a buoyant rental market.

Located within the popular community of Lochyside on the outskirts of Fort William with views to Ben Nevis and the Nevis Range of Mountains, the property is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer. The neighbouring village of Caol enjoys a wide range of amenities including a post office, chemist, supermarket, cafe and hairdressers. With Fort William being The Outdoor Capital of the UK, fishing, sailing, skiing, hill walking, biking etc are all to hand - not forgetting schools, shops etc.

- Attractive Semi-Detached Dwellinghouse
- Desirable Village Location with Mountain Views
- Dual-Aspect Lounge/Diner with Open Fire
- Kitchen/Diner
- Utility Porch
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Double Glazing & Electric Heating
- Garden Grounds with Garden Shed
- EPC Rating: D 58

**MacPhee & Partners,**  
Airds House, An Aird,  
Fort William, PH33 6BL  
01397 702200  
estateagency@macphee.co.uk :: [www.macphee.co.uk](http://www.macphee.co.uk)



**rightmove**   
find your happy



 PrimeLocation.com





Accommodation

**Entrance Hallway 3.6m x 1.8m**  
With frosted glazed entrance door. L-shaped, with stairs to upper level. Door to lounge/diner, kitchen/diner, cloakroom and bedroom.

**Lounge/Diner 5.0m x 4.0m**  
Slightly L-shaped, with picture windows to front and rear. Open fire with tiled hearth, surround and overmantle. Laminate flooring.

**Kitchen/Diner 5.1m x 2.9m**  
Slightly L-shaped, with double window to rear. Fitted with painted grey shaker style kitchen units, offset with wood effect work surfaces and breakfast bar. Russel Hobbs integral oven. Bush stainless steel gas hob with Hotpoint stainless steel extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for slimline dishwasher. Laminate flooring. Door to utility porch.

**Utility Porch 2.4m x 1.5m**  
With window to side. Plumbing for washing machine. Wood effect work surface. With light and power. Door with single glazed panel to rear garden.

**Cloakroom 2.4m x 0.8m**  
With frosted window to side. Fitted with white suite of WC and wash hand basin set in vanity unit. Half tiled walls. Laminate flooring.

**Bedroom 3.8m x 3.2m**  
L-shaped, with double window to front

views of Ben Nevis. Laminate flooring.

Upper Level

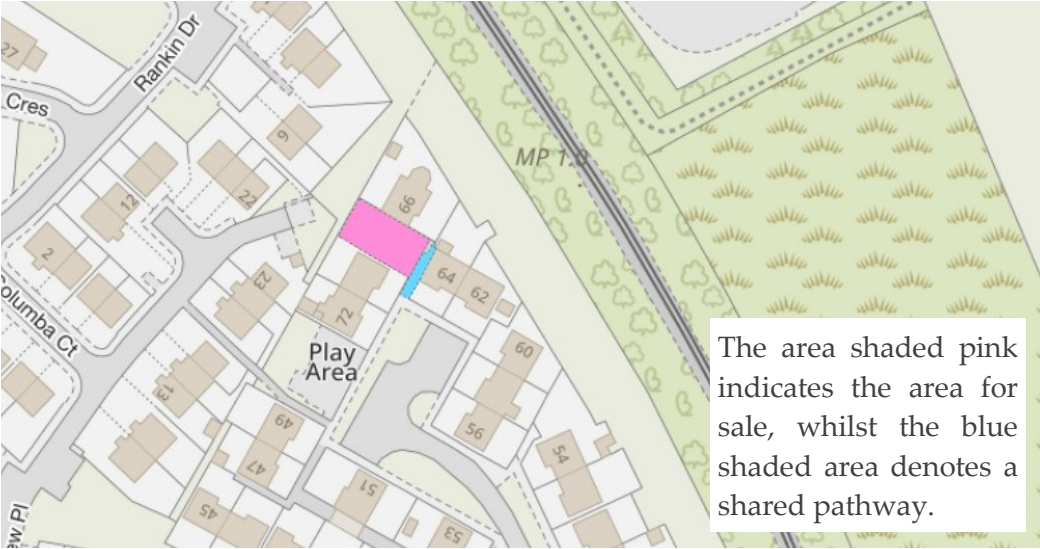
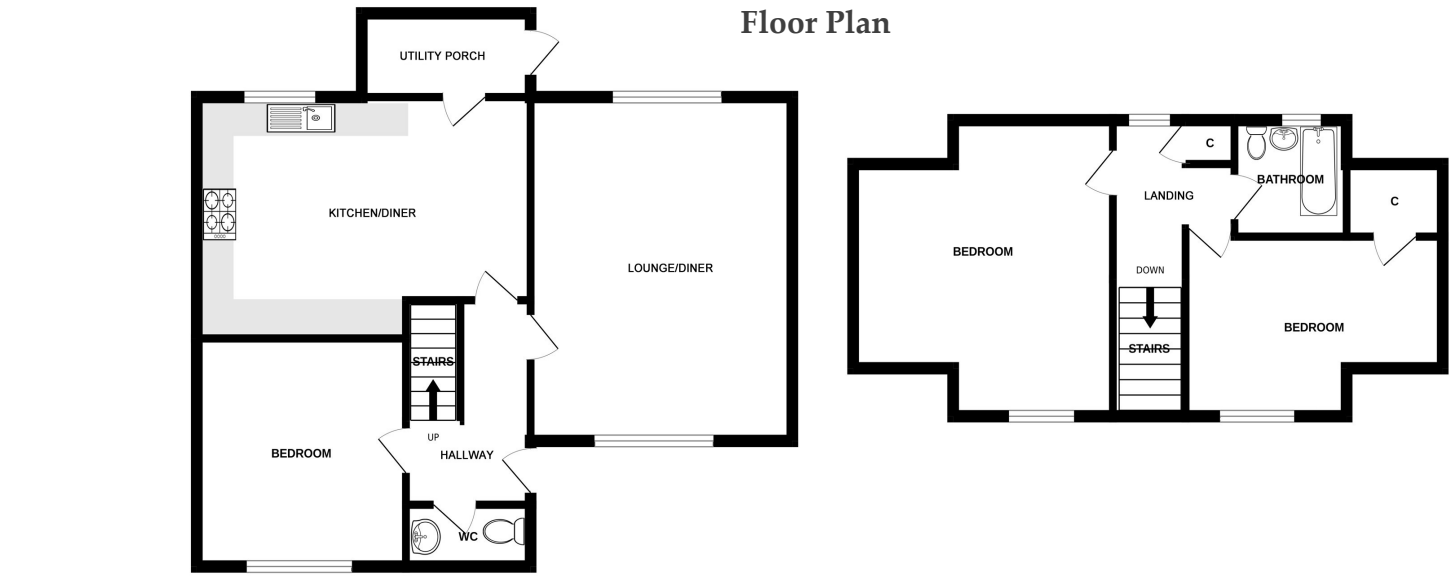
**Landing 1.9m x 1.8m**  
L-shaped, with window to rear. Built-in cupboard. Doors to bedrooms and bathroom.

**Bedroom 4.8m x 3.2m**  
With window to front views of Ben Nevis. Built-in half wardrobe. Under-eave storage.

**Bathroom 2.4m x 1.8m**  
L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Wet-walling splashback. Half tiled walls. Heated towel rail. Laminate flooring.

**Bedroom 5.0m x 2.8m**  
L-shaped with double window to front views of Ben Nevis. Large built-in wardrobe. Hatch to loft.

**Garden**  
The property benefits from good-sized enclosed garden grounds to three sides. The front is laid to lawn, offset with mature hedging, trees, shrubs, bushes, a bedding area, and a paved pathway leading down the side to the rear. This area is laid to patio paving slabs with a slightly raised decked terrace for ease of maintenance, is fully enclosed and features mature trees, shrubs and bushes. A garden shed is included in the sale.



The area shaded pink indicates the area for sale, whilst the blue shaded area denotes a shared pathway.

Travel Directions

From Fort William, proceed North along the A82 towards Inverness, turning left at the roundabout to the A830, Road to the Isles. Continue ahead, turning left at the traffic lights onto the B8006 for Lochyside and Caol. Proceed along the road for around half a mile, turning right where signposted Castle Drive. Follow the road ahead to the end of the road, bearing right. Park and walk round the path, Number 68 is the 2nd last property on the left hand side.



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)'.