



22 SUTHERLAND AVENUE FORT WILLIAM PH33 6JT

GUIDE PRICE: £285,000

The subjects of sale form an, immaculate detached property, set amidst generous garden grounds and enjoying an elevated position with loch views, in close proximity from the town centre of Fort William. 22 Sutherland Avenue is deceptively spacious, offering generous accommodation in a convenient layout, and benefits from double glazing and oil central heating. In excellent order and beautifully presented, this property boasts a lounge with picture window to the views, a spacious kitchen/dinner with access to a dining room or 4th bedroom, three further double bedrooms and a modern family bathroom. The well maintained, landscaped, garden grounds are also a most attractive feature. Due to the size and location, the property would be ideally suited as a wonderful family home as currently used, or as an investment opportunity in a very buoyant rental, and self-catering, market.

Enjoying a location close to the centre of Fort William, the property is within easy access of the local bus route, is walking distance to the Peat Track on Cow Hill and is also well placed to take advantage of all the amenities and the many leisure and pleasure activities which the area has to offer. 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.

- Immaculate Detached Property
- In Excellent Order & Beautifully Presented
- Views towards Loch Linnhe
- Lounge
- Kitchen/Diner & Dining Room/4th Bedroom
- 3 Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Large Garden with Off-Street Parking
- EPC Rating: D 60

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Accommodation Dimensions

Entrance Hallway 5.8m x 3.4m

L-shaped, with frosted glazed wooden front door. Two built-in cupboards. Hatch to loft. Laminate flooring. Doors to lounge, kitchen/diner, bathroom and bedrooms.

Lounge 5.2m x 4.1m

L-shaped, with triple picture windows to front loch views. Door to dining room/4th bedroom.

Dining Room/4th Bedroom 3.0m x 2.9m (Currently used as a Bedroom)

With window to rear. Door to kitchen/diner.

Kitchen/Diner 4.5m x 2.9m

With window to rear. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Integral NEFF oven. NEFF electric hob with stainless steel extractor chimney over. Integral freezer. Integral Indesit washing machine. Integral Lamona dishwasher. Built-in storage cupboard. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Frosted glazed door to rear porch.

Rear Porch 2.0m x 1.3m

With fixed windows to three sides. Tongue-and-groove wooden panelling and fixed shelving. Wooden frosted glazed panelled door to rear garden.

Bathroom 2.9m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in gloss white vanity units, bath

with shower attachment and fully wet-walled shower cubicle with mains shower. Tiled splashback. Heated towel rail. Tiled flooring.

Bedroom 4.0m x 2.9m

With window to rear. Built-in wardrobe with double doors.

Bedroom 3.4m x 2.9m

With window to front loch views. Built-in cupboard with double louvre doors. Laminate flooring.

Bedroom 2.9m x 2.9m

With window to front loch views. Built-in wardrobe with double doors. Laminate flooring.

Garden

The property enjoys well maintained garden grounds laid in the main to lawn. To the front of the property is a patio area, enjoying the views, with mature shrubs providing privacy. The rear, split level, garden enjoys a new composite decking area ideal for outdoor entertaining. A driveway provides off-street parking.

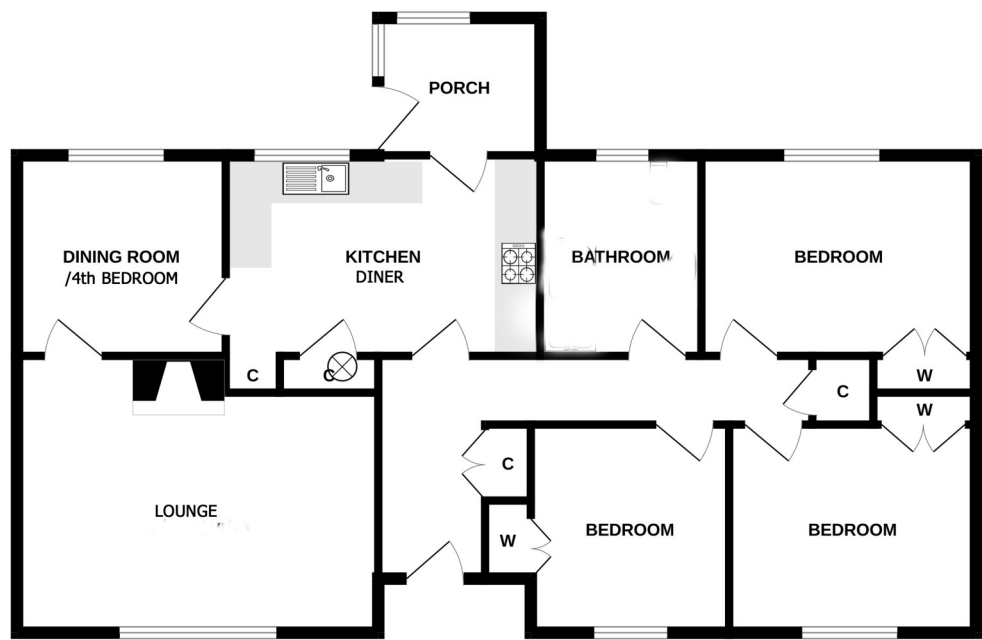
Travel Directions

From the West End roundabout, proceed up Lundavra Road and turn left where signposted Sutherland Avenue. Number 22 is forwards the end of the avenue on the right hand side.



Floor Plan & Title Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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