



## 9 NAIRN CRESCENT | FORT WILLIAM | PH33 6TR



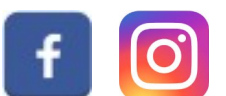
### PRICE GUIDE: £145,000

Enjoying an elevated location in the popular residential area of Upper Achintore, 9 Nairn Crescent forms a desirable mid-terrace dwellinghouse, with views to the surrounding hills and Loch Linnhe. 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 leads to the bright lounge with loch views, 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 Stores
- EPC Rating: D 55

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Accommodation

Entrance Hallway

With entrance door with glazed panel. Stairs to upper level. Doors to lounge, kitchen/diner and cloakroom.

Cloakroom 1.8m x 1.5m

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

Kitchen/Diner 5.4m x 2.2m

With two windows to rear. Fitted with wooden trim kitchen units offset with marble effect work surfaces. Stainless steel sink. Plumbing for washing machine. Built-in cupboard. Door to rear porch. Open to lounge.

Rear Porch 1.2m x 1.0m

With door to rear garden with glazed window.

Lounge 3.6m x 3.4m

With two windows to front.

Upper Level

Landing

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

Bathroom 3.0m x 1.5m

With frosted window to front. Fitted with white suite of WC, wash hand basin set and bath with Triton shower over. Tiled splashback.

Bedroom 3.5m x 2.9m

With window to front. Recessed wardrobe area.

Bedroom 3.1m x 2.8m

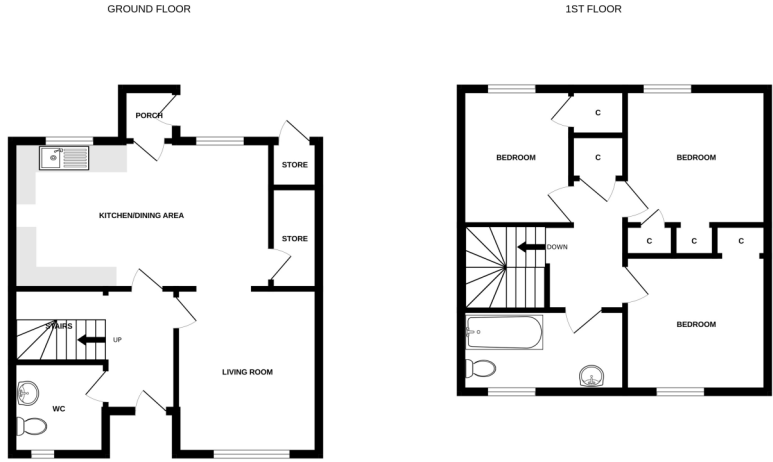
With window to rear. Recessed wardrobe. Built-in cupboard.

Bedroom 3.3m x 2.8m

L-shaped, with window to rear. Built-in cupboard.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, heights, 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. Made with Metreplan (2002)

Title Plan



Garden

9 Nairn Crescent 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 stores are located to the front and rear.

Title Plan

The area outlined red indicates the title for sale.

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 Connachie Road, following the road up and round to the right, past Ross Place. Bear left on to Lochaber Road and then turn left into Nairn Crescent. Number 9 is located in the first row of properties 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)'.