



16 SHAW PLACE FORT WILLIAM PH33 6HZ



PRICE GUIDE: £115,000

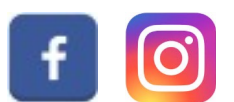
Enjoying an elevated position with stunning views over Loch Linnhe towards the Ardgour Hills, 16 Shaw Place is a desirable second-floor flat with the added advantage of a garage. Offering bright and spacious accommodation in a well-designed layout, the property has been recently modernised and upgraded throughout. It benefits from a contemporary kitchen with quartz work surfaces and integrated appliances, a modern shower room, new carpets, and neutral décor. The flat also features double glazing and electric heating. This property would be ideally suited to a first-time buyer, a permanent residence, or as an excellent investment opportunity in the area's extremely buoyant short and long-term rental market.

Positioned close to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, a range of professional services, supermarkets, restaurants and a railway & bus station as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Most Desirable Second Floor Flat
- Convenient Central Location
- Recently Modernised & In Walk-in Condition
- Lounge/Diner
- Contemporary Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Double Glazing
- Electric Heating
- Communal Garden with Lock-up Store & Garage
- EPC Rating: D 58

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Accommodation

Hallway

Wooden entrance door with glazed panel. S-shaped, with frosted window to front. Doors to bedrooms, lounge/diner, kitchen and shower room. Three built-in cupboards. hatch to loft.

Bedroom 4.3m x 2.9m
With window to rear.

Bedroom 3.7m x 2.9m
With window to rear.

Lounge/Diner 4.4m x 3.8m
With double window to rear and window to side.

Kitchen 3.8m x 2.5m
With windows to view. Fitted with modern white coloured gloss kitchen units offset with grey coloured quartz work surfaces. Lamona oven. Lamona hob with Zanussi extractor fan over. Integral Lamona dishwasher. Stainless steel undermount sink. Plumbing for washing machine. Laminate flooring.

Shower Room 2.2m x 1.4m
With frosted window to front. Fitted with modern white suite of WC, wash hand basin set on vanity unit and tiled shower cubicle with Mira shower. Tiled walling. Heated towel rail. Vinyl click flooring.

Garden

16 Shaw Place benefits from a well-maintained communal garden and drying green to the rear of the block, along with a private lock-up store exclusive to the property. The grounds are mainly laid to lawn, complemented by mature trees and shrubs, creating a pleasant outdoor environment. Communal parking is available to the front of the property. Additionally, a garage located within the communal parking area, as shown on the title plan, is included in the sale.

Travel Directions

At Fort William, proceed north on Belford Road, turning right after the Hospital on to Alma Road. Follow the road straight on, turning left at the junction on to Kennedy Road. Proceed along Kennedy Road taking the 3rd left onto Shaw Place. Proceeding to the end of the road, Number 16 is the 2nd floor flat on the left hand side.

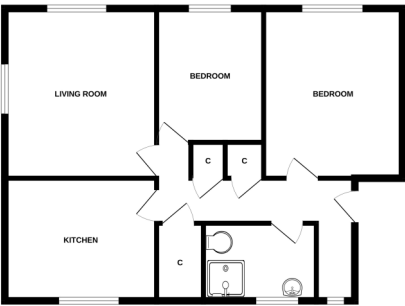


Title Plan

The pale blue shaded area indicates the block of properties. The brown, yellow and green areas indicate communal garden area, drying area and shared footpaths. The purple area indicates the rotary drier exclusive to this property. The red area indicates the lock-up store and the dark blue area indicates the garage.



Floor Plan



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