



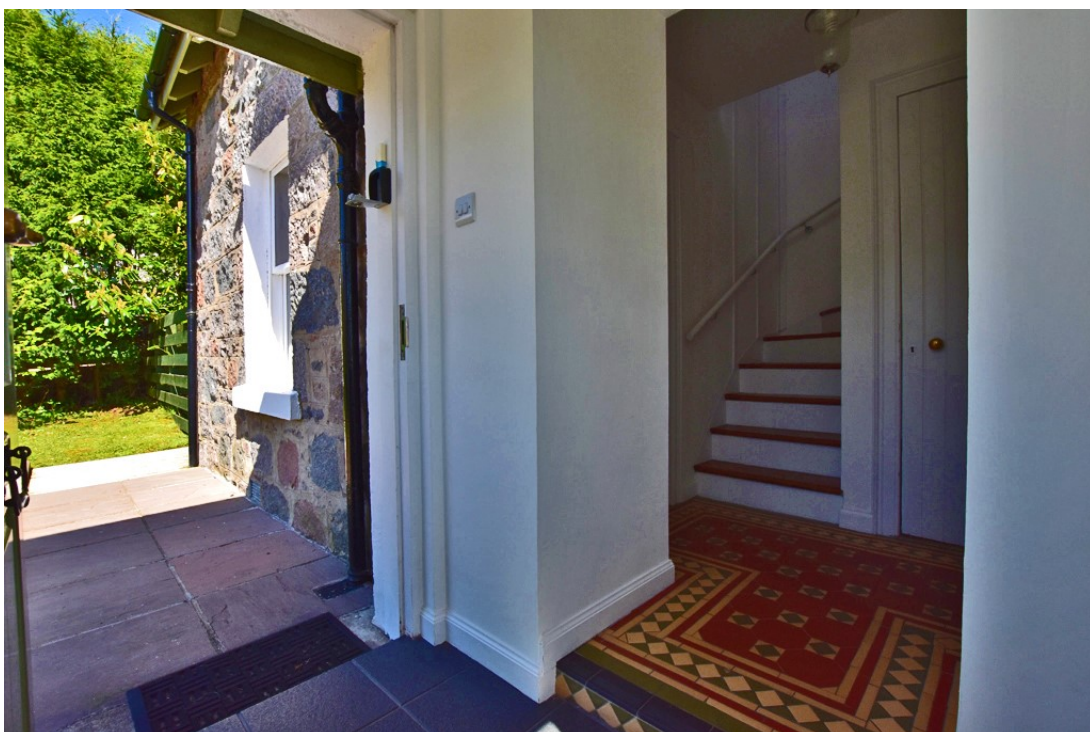
WEST LODGE | ACHINTORE ROAD | FORT WILLIAM | PH33 6RW

PRICE GUIDE: £345,000

Occupying a superb position, with stunning views sweeping over Loch Linnhe to the surrounding hills, the subjects for sale form a most desirable detached cottage which has been modernised in recent years to a high standard. In immaculate order and beautifully presented, the property boasts a bright kitchen/diner with bi-flooding doors to a side patio area, a charming lounge with open fire and feature wall panelling, a stunning principal bedroom with en-suite bathroom showcasing a dramatic Victoria & Albert free-standing bath, separate shower cubicle with rain shower and bespoke sink unit. The upper bedroom and bathroom have also been afforded the same quality as the ground floor and boast spacious light rooms. The bathroom is characterised by exposed beams and feature light, striking free-standing bath and separate rain shower and also takes in the loch views. Benefiting from double glazing, oil fired central heating, electric under floor to areas, wooden panelling, bespoke window shutters and fitted blinds. The property would make a fantastic home, holiday home or due to the buoyant rental market and location, has the potential to create a very successful self-catering business. The current owners have indicated that they may be willing to include the majority of furniture in the sale, subject to negotiation.

Ideally located 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, supermarkets, restaurants, 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 known as 'The Outdoor Capital of the UK'. The loch directly in front provides a fantastic and interesting waterway with pleasure crafts, sailing boats and ships passing by.

- Charming Detached Cottage
- Desirable Location with Stunning Loch Views
- In Immaculate Order & Beautifully Presented
- Lounge with Feature Fire
- Kitchen/Diner & Utility Room
- 2 Double Bedrooms (Principal En-Suite)
- Stunning Bathroom
- Double Glazing
- Oil Fired Central Heating & Electric Underfloor Heating
- Garden with Garage
- EPC Rating: E 44





Accommodation

Entrance Porch

With wooden entrance door. Windows to front and side. Tiled flooring. Open to hallway.

Hallway

With stairs to upper level. Under stair cupboard. Decorative tiled flooring. Doors to lounge and principal bedroom.

Lounge 4.5m x 3.8m

With window to front with shutters. Feature open fire with slate hearth and wooden overmantle. Recessed shelving. Feature panelled walling. Wooden flooring. Doors to utility room and kitchen/diner.

Utility Room 2.2m x 1.6m

With plumbing for washing machine. Wooden flooring.

Kitchen/Diner 5.3m x 2.4m

With two windows to rear. Fitted with taupe coloured kitchen units with leather handles offset with glass worksurfaces. Siemens hob. Lamona oven. Lamona microwave. Integral fridge. Integral dishwasher. Stainless steel sink. Wet wall splashback. Tiled flooring. Bi-folding door to side patio.

Principal Bedroom 4.4m x 3.7m

With window to front with shutters. Feature panelled walling. Wooden flooring. French doors to en-suite bathroom.

En-Suite Bathroom 3.6m x 2.6m

With window to rear with shutters. Fitted with a modern WC, glass wash hand basin set on bespoke vanity unit, wet walled shower cubicle with dual headed, mains, shower and free standing Victoria & Albert bath. Tiled flooring.

Upper Level

Landing

With roof light to front. Wooden flooring. Doors to bedroom and bathroom.

Bedroom 4.4m x 3.6m

With dormer window to front. And Velux window to rear. Wooden flooring.

Bathroom 4.4m x 3.7m

With dormer window to front and Velux window rear. Fitted with wet walled shower cubicle with dual headed, mains, shower and free standing bath. Wood and tiled flooring. Door to cloakroom.

Cloakroom 1.8m x 1.7m

With dormer window to rear. Fitted with white coloured WC and wash hand basin set on slate hearth. Wooden flooring.

Garden

A sweeping driveway leads to the entrance of the property and garage, providing ample parking. The remainder of the mature grounds are laid to lawn, offset with mature trees and shrubs. There is a patio area to the side of the property which enjoys the views over Loch Linnhe.

Garage 4.9 x 3.1

Wooden construction. With double doors. Entrance door to side.

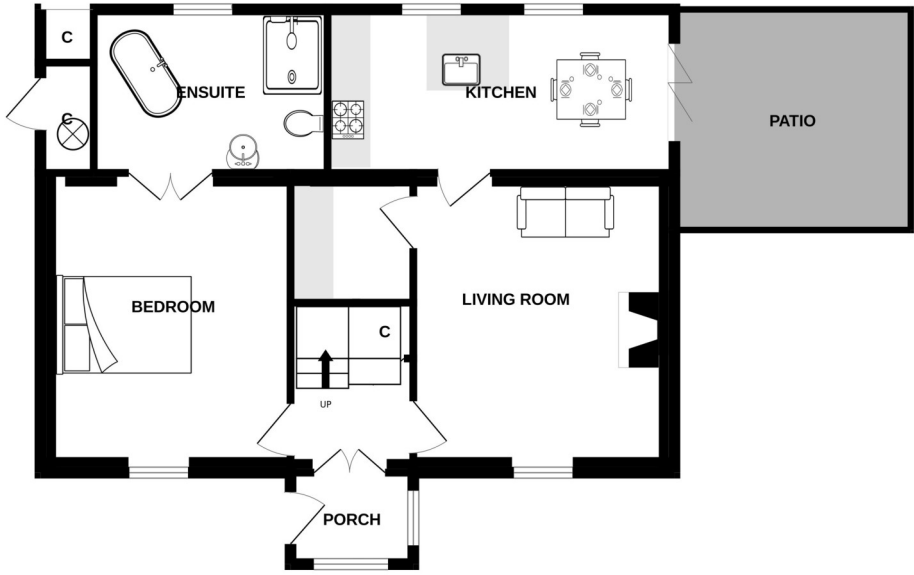
Travel Directions

From the centre of Fort William, proceed south along Achintore Road on the A82 for around 1.2 miles (3 mins drive). West Lodge is located on the left hand side—the entrance after a large mature hedge.

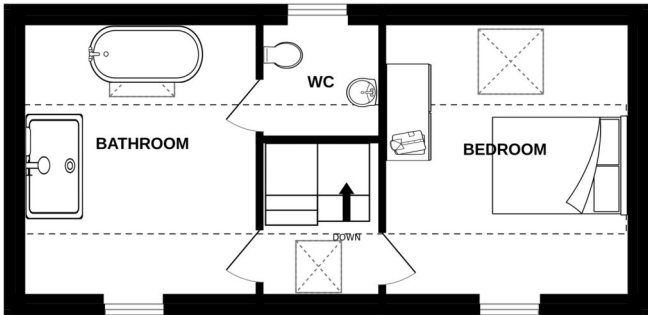


Floor Plan

GROUND FLOOR



1ST FLOOR

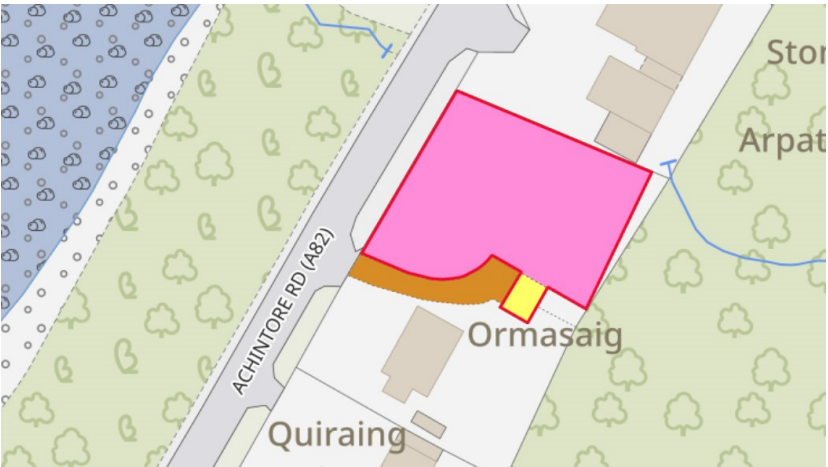


WEST LODGE

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Title Plan

The area outlined red is included in the sale. The area shaded orange is a shared access with one other property.



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