



6 MORAY PLACE | FORT WILLIAM | PH33 6JY

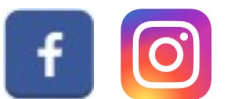
PRICE GUIDE: £130,000

Situated within an attractive block, with an upgraded exterior of solid wall insulation, this second floor flat offers deceptively spacious accommodation, arranged in a convenient layout over one level. 6 Moray Place benefits from double glazing, electric heating, and enjoys superb elevated loch views and communal garden grounds. In very good order throughout and well presented, this bright property has been modernised and upgraded in recent years. The clients have cleverly formed a third bedroom to the front of the property, fully utilising the available space, whilst retaining an excellent open-plan living, kitchen and dining area. Two further bedrooms, family bathroom and a utility room complete the accommodation on offer, providing an ideal first time buyer's home, permanent family home, or as an investment opportunity in a very buoyant rental market.

The property is ideally located in an elevated position close to the centre of Fort William and 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'.

- Attractive Second Floor Apartment
- Desirable Central Location with Elevated Loch Views
- In Very Good Order & Well Presented
- Open Plan Lounge, Kitchen & Dining Area
- 3 Bedrooms & Bathroom
- Utility Room with Light, Power & Plumbing
- Double Glazing & Electric Heating
- Shared Drying Green
- Vacant Possession - end October 2025
- EPC Rating: D 59

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Accommodation

Hallway 6.7m x 3.2m

L-shaped, with wooden front door and built-in cupboard with louvre doors, housing hot water tank. Doors to open-plan lounge, kitchen and dining room, bedrooms, bathroom and open to utility room.

Open-Plan Lounge, Kitchen & Dining Room 6.4m x 4.4m

L-shaped, with large double window to loch views and window to rear. Fitted with white kitchen units, offset with wood effect work surfaces. Integral Hotpoint oven. Lamona electric hob with stainless steel extractor hood over. Stainless steel sink unit. Tiled splashback. Tiled laminate flooring in kitchen area. Laminate flooring in lounge & dining area. Door to bedroom.

Bedroom 2.8m x 2.7m

L-shaped with double window to loch views.

Bedroom 3.8m x 3.4m

With double window to rear. Built-in open wardrobe. Laminate flooring.

Bedroom 3.8m x 2.8m

With window to rear. Laminate flooring.

Bathroom 1.9m x 1.8m

With frosted window to front. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Wet-wall splashback. Tiled laminate flooring.

Utility Room 3.3m x 1.2m

With fitted open cupboards and wall units, offset with wood effect work surfaces. Plumbing for washing machine. Light and power. Laminate flooring.



Garden

The property benefits from a shared garden and drying green area to the rear of the building. The grounds are laid in the main to lawn, offset with mature trees and shrubs. There is parking to the front and rear of the property.

Travel Directions

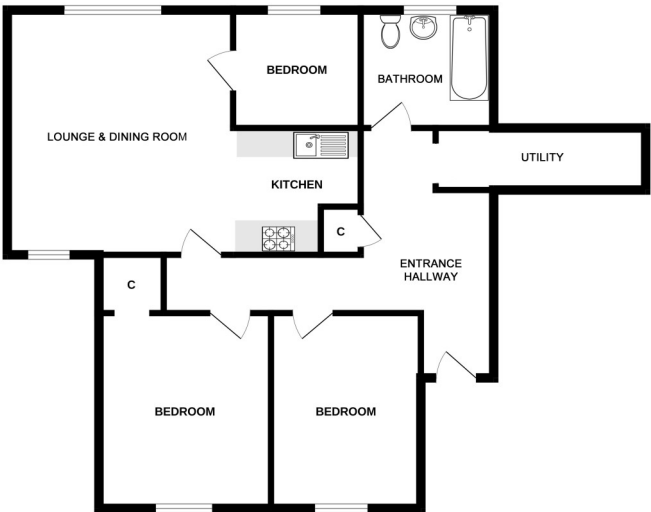
At the West End roundabout in Fort William, take the turning on to Lundavra Road. Proceed up the hill and turn left into Connochie Road and then take the first turning right in to Moray place, where there is residential parking. Proceed up the first set of steps on the left hand side. At the top of the steps, turn left and walk along to the furthest left block of properties marked 1-8. Number 6 is located on the second floor.

Please note, vacant possession for this property will be end October 2025.

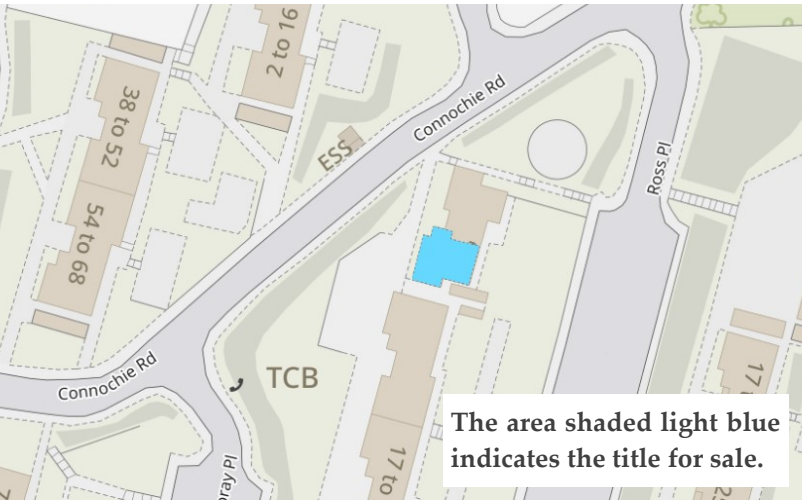
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Floor Plan



Title Plan



The area shaded light blue indicates the title for sale.



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