



5 RIVERSIDE PARK | LOCHYSIDE | FORT WILLIAM | PH33 7RA

GUIDE PRICE: £340,000

Conveniently situated in the popular residential area of Riverside Park at Lochside, the subjects of sale form an attractive, detached villa. Enjoying generous garden grounds of around 0.2 acres, with an attached garage and ample private off-street parking, Number 5 Riverside Park benefits from double glazing and electric heating. Offering good sized accommodation, conveniently arranged over two levels, the ground floor comprises a lounge with open fire and dual-aspect windows, dining room, kitchen, utility room, study or 5th bedroom, and cloakroom, whilst the upper floor offers a family bathroom and four double bedrooms, with the principal boasting an en-suite shower room. With partial views to the Nevis Range of mountains and views across the surrounding countryside and hills, the property would be ideally suited as a fantastic family home or investment opportunity, following some modernisation and upgrading.

Located within the popular private development of Riverside Park, the subjects of sale are situated in a quiet cul-de-sac within the community of Lochside, on the outskirts of Fort William. With partial views to Ben Nevis and the Nevis Range of Mountains, the property is well-placed to take advantage of the huge range of professional services, sporting and recreational activities which the area has to offer. Within walking distance of a bus stop and the local shopping centre, the property is also situated near primary schools, Lochaber High School and the Health Centre, whilst Fort William itself, less than three miles distant, offers bespoke shops, supermarkets, restaurants, a purpose built cinema, hospital, railway and bus station to name but a few.

- Attractive Detached Villa
- Convenient Village Location with Countryside Views
- Lounge with Open Fire
- Dining Room with Patio Doors
- Kitchen & Separate Utility Room
- 4 Double Bedrooms (Principal with En-Suite Shower Room)
- Study/5th Bedroom
- Family Bathroom & Separate Cloakroom
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.2 Acres
- Attached Garage & Private Driveway
- EPC Rating: F 22

MacPhee & Partners
Airds House, An Aird, Fort William, PH33 6BL, 01397 70 2200
property@macphee.co.uk :: www.marphee.co.uk



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Accommodation Dimensions

Entrance Hallway 4.4m x 2.1m

L-shaped, with frosted glazed front door and frosted glazed side panels. Stairs to upper level. Doors to lounge, kitchen, bedroom and cloakroom.

Lounge 4.7m x 4.4m

With triple window to front and window to side. Open fire with brick effect surround, tiled granite hearth, and wooden overmantle. Glazed French doors to dining room.

Dining Room 3.3m x 2.8m

With patio doors to rear garden. Hatch to kitchen.

Kitchen 3.4m x 3.3m

With double window to rear. Fitted with wood effect kitchen units, offset with cream coloured work surfaces. Integral Hotpoint double oven. Hotpoint electric hob with extractor hood over. Integral Hotpoint dishwasher. Integral fridge. One-and-a-half bowl cream coloured sink unit. Wet-walling splashback. Built-in understair cupboard. Door to utility room.

Utility Room 2.2m x 2.1m

Fitted with wood effect kitchen units, offset with cream, coloured work surfaces. Stainless steel sink unit. Door with frosted glazed panel to rear garden.

Study/5th Bedroom 3.1m x 2.1m

Slightly angled, with window to front.

Cloakroom 1.4m x 1.3m

Fitted with cream coloured suite of WC and wash hand basin. Tiled splashback. Heated towel rail.

Upper Level

Landing 3.6m x 2.1m

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

Bedroom 3.0m x 2.2m

With double window to rear.

Bathroom 2.2m x 2.1m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Aqualisa shower over. Wet-walling splashback. Heated towel rail.

Bedroom 3.1m x 3.0m

With double window to rear.

Principal Bedroom 4.2m x 3.3m

With double window to front. Built-in wardrobe with mirrored sliding doors. Built-in cupboard housing hot water tank. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 1.2m

With frosted window to side. Fitted with cream coloured suite of WC, wash hand basin, and fully tiled shower cubicle with Triton shower. Tiled splashback. Heated towel rail.

Bedroom 3.5m x 3.3m

With double window to front. Built-in wardrobe with mirrored sliding doors.

Attached Garage 6.1m x 3.0m

With up-and-over metal door. Window to side and door to rear. With light and power.

Garden

The property benefits from generous garden grounds, equating to around 0.2 acres, and is approached by a private gravelled driveway, leading to the garage and also providing ample off-street parking. The grounds are laid in the main to lawn, offset with matures trees, and the rear garden is fully enclosed. A large paved patio features to the front of the property. Concrete steps lead up to the front door.

Travel Directions

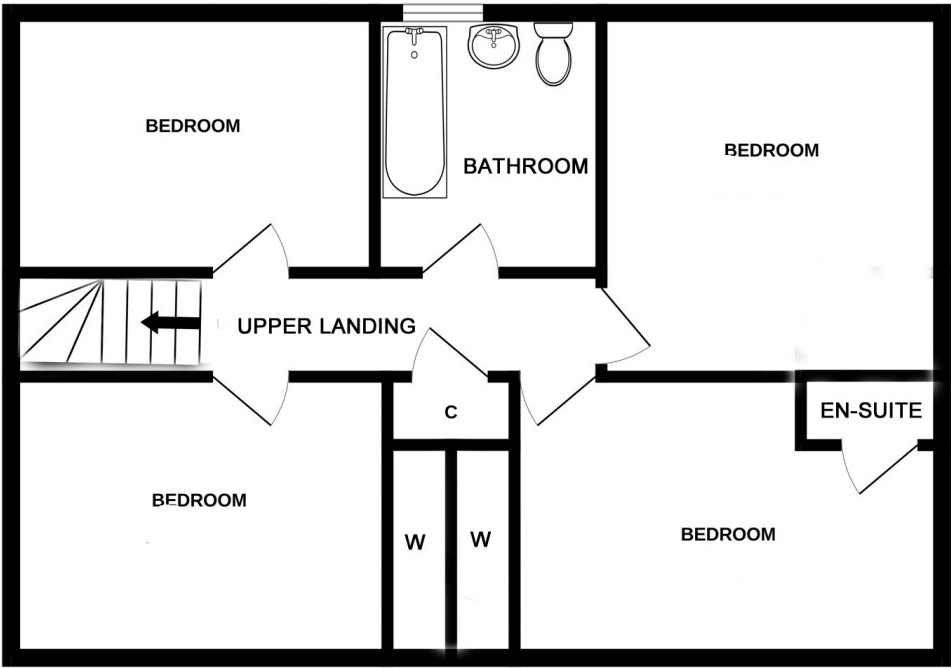
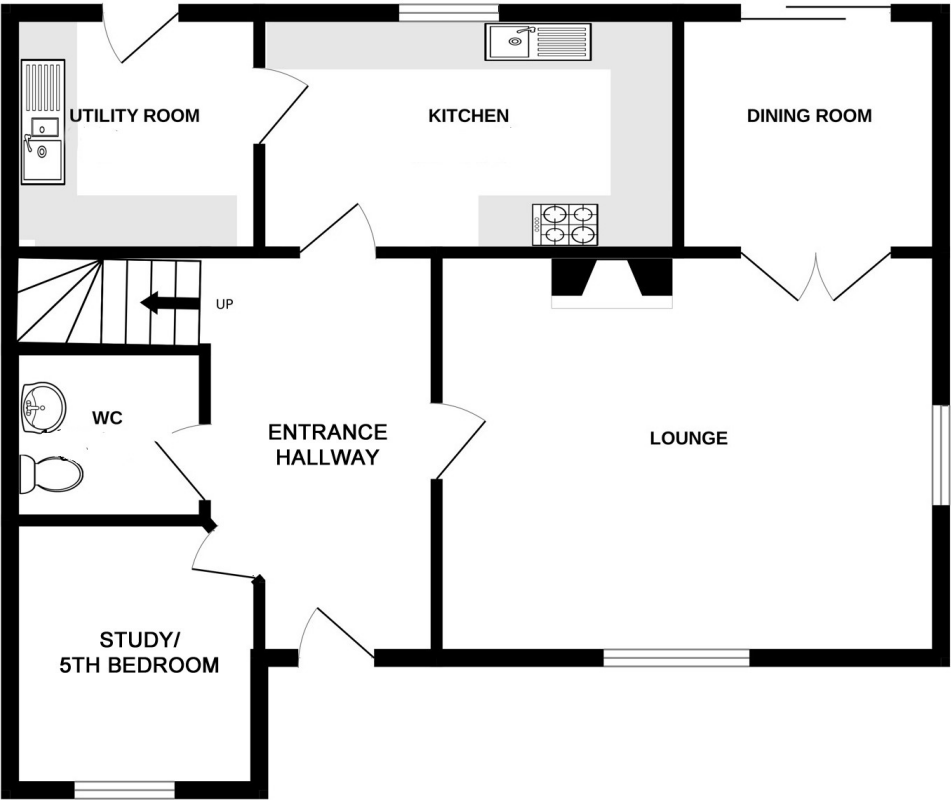
From Fort William, travel along the A82 northwards, taking a left on to the A830 Road to the Isles, Mallaig road. Turn left at the first set of traffic lights and proceed along the B8006 for almost a mile. Take a right hand turn in to Riverside Park, then take the first turning on the right. Number 5 is the fourth property on the left, situated straight ahead.



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Floor Plan



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