



1 DUBH MACDONALD ROAD | INVERLOCHY | FORT WILLIAM | PH33 6JA



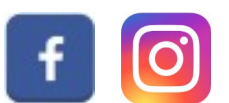
PRICE GUIDE: £190,000

Situated in popular village of Inverlochy, with views towards Ben Nevis and the surrounding area, the sale of 1 Dubh Macdonald Road offers a desirable semi-detached dwellinghouse, set in generous garden grounds. Providing spacious accommodation, conveniently arranged over two levels, comprising an entrance porch and hallway, triple-aspect lounge/diner, and kitchen all on the ground floor, whilst two double bedrooms and a bathroom are located on the first floor. Benefiting from double glazing and electric heating, the property is in general good order, however some upgrading and modernising would be advantageous. Enhancing the property further are the surrounding garden grounds, equating to around 0.1 acres and providing an excellent outdoor space. Due to the size and location, the property would be ideally suited as a permanent home, as a centrally located holiday retreat, or as an investment opportunity in a buoyant rental market, following works. The white goods are included however offer no guarantees.

Inverlochy is a popular residential village on the edge of Fort William and has its own nursery school, primary school and bespoke shops etc with further leisure and business amenities accessible in the town itself. In close proximity to Glen Nevis, Ben Nevis and the huge range of local sporting and recreational activities available, the area known as the 'Outdoor Capital of the UK' also makes it an ideal location for families, sports, fishing, outdoor and adventure pursuits to name but a few.

Desirable Semi-Detached Dwellinghouse
 Convenient Village Location with Mountain Views
 Lounge/Diner
 Kitchen
 2 Double Bedrooms
 Bathroom
 Double Glazing
 Electric Heating
 Generous Garden Grounds with Garden Shed
 Private & Communal Parking
 EPC Rating: F 36

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Accommodation

Entrance Porch 1.3m x 1.2m

With frosted glazed front door. Built-in cupboard with double louvre doors. Tiled flooring. Door to entrance hallway.

Entrance Hallway 3.8m x 1.9m

L-shaped, with stairs to upper level. Built-in understair storage cupboard. Doors to lounge/diner and kitchen.

Lounge/Diner 6.3m x 3.8m

L-shaped, with triple window to front, and double windows to side and rear. Laminate flooring. Door to kitchen.

Kitchen 3.3m x 2.8m

L-shaped, with double window to rear. Fitted with oak effect kitchen units, offset with cream coloured work surfaces. Integral Whirlpool oven. Beko induction hob. Stainless steel sink unit. Tiled splashback. Hotpoint washing machine and grey coloured upright fridge/freezer (no guarantees given). Tiled flooring. Door with frosted glazed panel to rear garden. Door to entrance hallway.

Upper Level

Landing 2.2m x 1.9m

L-shaped, with hatch to loft. Doors to bedrooms and bathroom.

Bedroom 4.1m x 3.1m

L-shaped, with double window to front. Built-in wardrobe with double doors. Laminate flooring.

Bedroom 3.6m x 3.1m

L-shaped, with double window to rear. Built-in wardrobe. Panel heater.

Bathroom 2.2m x 2.0m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and bath with mains shower over. Wet-walling and tiled splashbacks. Built-in cupboard housing Heatrae Sadia Megaflo hot water tank.

Garden

The property benefits generous garden grounds to three sides, equating to around 0.1 acres. The property is enclosed and the front door is approached by a paved pathway, offset with gravelled sides. The side garden is laid to a mixture of lawn and monobloc, with a monobloc path leading around to the rear entrance door. A timber shed is included in the sale. Due to the size of the title grounds, our client did have plans drawn up for an extension to the property, however no planning permission was ever sought.

Travel Directions

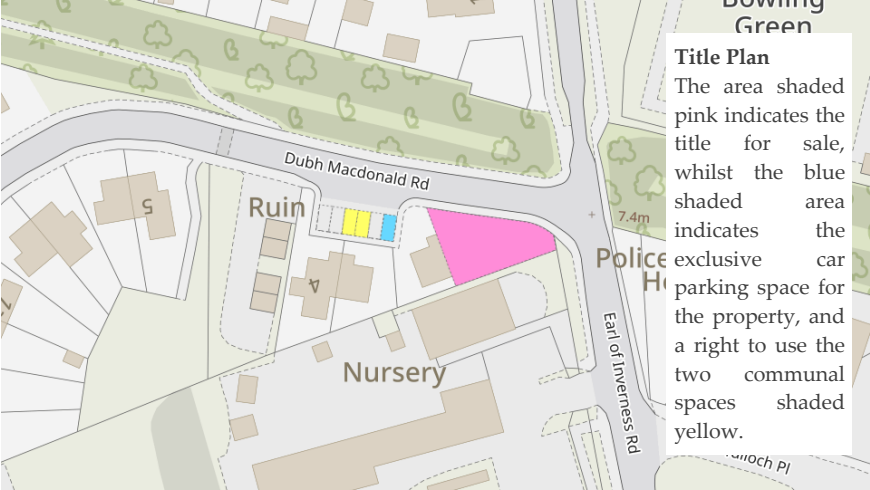
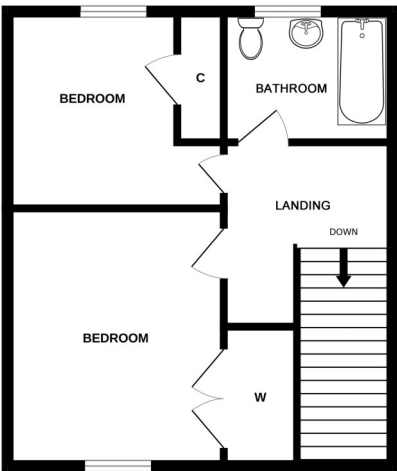
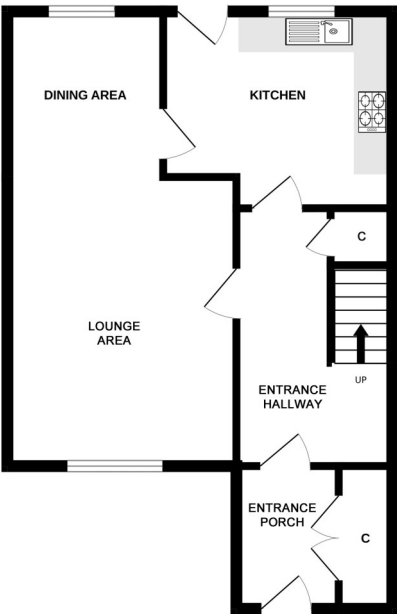
From Fort William, take the A82 road north for one mile, turning left where signposted Inverlochy. Follow the road in to the village and directly after Inverlochy Primary School, take the first turning on the left on to Dubh Macdonald Road. Number 1 is the first property on the left hand side.

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Floor Plan



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)'.