



28 LOCHY ROAD | INVERLOCHY | FORT WILLIAM | PH33 6NN

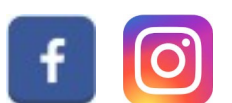
PRICE GUIDE: £TBC

Situated in popular village of Inverlochy, with views towards the surrounding countryside, the sale of 28 Lochy Road offers a mid-terrace dwellinghouse, set in garden grounds to both the front and rear. Providing spacious accommodation, conveniently arranged over two levels, the property comprises an entrance hallway, lounge/diner with open fire, and kitchen with additional space on the ground floor, whilst three double bedrooms and a bathroom are located on the first floor. Benefiting from double glazing and electric heating, the property does require upgrading and modernising, however due to the size and location, would be ideally suited as a permanent family home, as a centrally located holiday retreat, or as an investment opportunity in a buoyant rental market, following works.

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.

Mid-Terrace Dwellinghouse
 Convenient Village Location with Countryside Views
 Lounge/Diner
 Kitchen
 3 Double Bedrooms
 Bathroom
 Double Glazing
 Electric Heating
 Garden
 EPC Rating: E 47

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Accommodation

Entrance Hallway 3.9m x 1.9m
L-shaped, with half frosted glazed UPVC front door. Stairs to upper level. Door to lounge/diner.

Lounge/Diner 4.4m x 3.9m
Slightly L-shaped, with picture window to front. Built-in press cupboard. Open fire with tiled hearth, surround and overmantle. Door to kitchen.

Kitchen 3.9m x 2.5m
With window to rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Two fitted raised cupboards. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Open to rear vestibule.

Rear Vestibule 1.8m x 1.0m
With open built-in understair cupboard, door to pantry cupboard and half frosted glazed UPVC door to rear garden.

Understair Cupboard 1.9m x 1.0m
Fixed shelving.

Pantry Cupboard 1.8m x 0.7m
With small single glazed window to rear. Fixed shelving.

Upper Level

First Landing 1.0m x 0.8m
With door to bathroom and steps up to second landing.

Bathroom 1.9m x 1.9m
With frosted window to rear. Fitted with white

suite of WC, wash hand basin set in vanity unit, and bath.

Second Landing 2.1m x 1.2m
With hatch to loft. Doors to bedrooms.

Bedroom 3.1m x 2.8m
Slightly L-shaped, with picture window to front.

Bedroom 4.2m x 2.7m
Slightly angled room, with window to front. Cast iron fireplace.

Bedroom 5.3m x 2.7m
Slightly L-shaped with two windows to rear. Built-in cupboard. Cast iron fireplace.

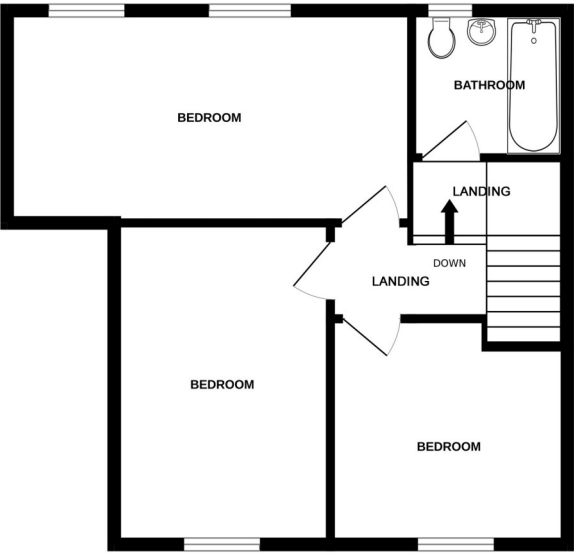
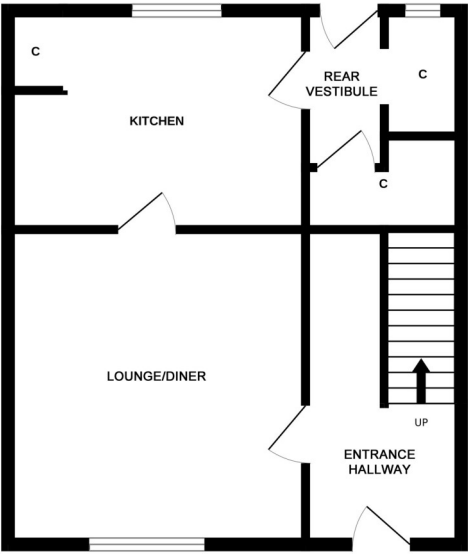
Garden
The property benefits from garden grounds to both the front and rear. The property is accessed up steps and along a paved pathway to the front door, with the front garden laid to natural lawn. The rear garden, which can be accessed from the rear vestibule or the communal close between this property and No28, is also laid to lawn, featuring mature trees.

Travel Directions
From Fort William take the A82 north for 1 mile, turning left where signposted Inverlochy. In Inverlochy, proceed ahead, passing the shops and Pizza shop on the right, and take the second right onto Lochy Road. The property is located on the right hand side, almost at the end of the road.

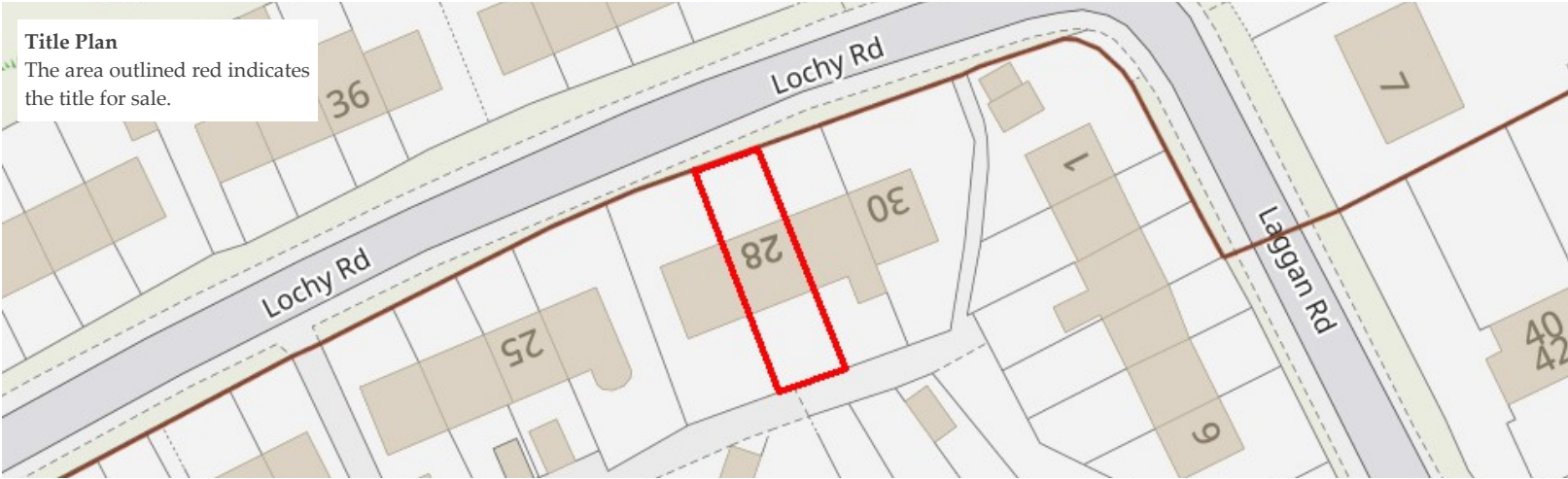
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Floor Plan



Title Plan
The area outlined red indicates the title for sale.



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