



MacPhee & Partners

*THE COTTAGE, ACHINTEE ROAD,  
CLAGGAN, FORT WILLIAM*



**OFFERS OVER: £75,000**

- End Terrace Cottage
- Views to Glen Nevis
- Central Location
- In Excellent Order
- Open-Plan Lounge & Kitchen
- Double Bedroom
- Shower Room
- Electric Heating
- Double Glazing

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Situated on the edge of world famous Glen Nevis, with views over the River Nevis to the Glen and surrounding hills, the subjects of sale form a deceptively spacious one bedroom cottage. In excellent order, the property has recently been refurbished to a very high standard and benefits from UPVC double glazing, electric storage heating and solid oak flooring throughout.

Its size and location, just 1 mile from the centre of Fort William and in close proximity to Glen Nevis and Ben Nevis, make the property ideal to suit a variety of purposes, as either a starter home, retirement home or holiday home.

**Entrance Hallway 1.9 x 1.9m (6'4 x 6'4)**

With UPVC front door with frosted glass panels. Two double built-in cupboards with louvre doors - one housing hot water tank. Doors to all rooms. Hatch and ladder to floored loft.

**L-shaped Open-plan Lounge and Kitchen 4.6 x 4.2 (15'3 x 13'9)**

**Lounge Area**

With patio doors to the front veranda and steps. High level fitted cupboards.

**Kitchen Area**

With high level window to front. Fitted with modern beech effect shaker style floor and wall units offset with marble effect work surfaces. Ignis oven and ceramic hob with cooker hood above. Integral Indesit fridge. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback.

**Bedroom 3.2 x 2.7 (10'6 x 8'11)**

With double window to rear. Halogen triple ceiling spotlight unit. Fitted range of wardrobes and cupboards.

**Shower Room 2.3 x 1.8 (about 7'7 x 6')**

With high level window to rear. White Roca suite of WC, wash hand basin and shower cubicle with Mira Sport shower. Heated towel rail. Automatic extractor.

**External**

There is a small area to the rear. Off-street parking.

**Travel Directions**

From Fort William, travelling north, turn right onto Claggan Road immediately after crossing the Nevis bridge. The Cottage is on the right hand side at the top of the road.



1. All measurements are given as a guide only and their accuracy is not guaranteed.
2. These particulars do not form part of an offer or an offer of contract. The Agents have not tested the electrical and other appliances that may be in the property including, where applicable, the heating system. Any prospective purchaser should make their own enquiries. No warranty is given.