



54 ALMA ROAD | FORT WILLIAM | PH33 6HG



### PRICE GUIDE: £150,000

The subjects of sale form a desirable, first floor flat, enjoying an elevated position, in the centre of the popular town of Fort William, with stunning, uninterrupted views over Loch Linnhe, towards the surrounding countryside. The property offers deceptively spacious accommodation, conveniently arranged over one level, and benefits from double glazing, electric heating and plenty of natural light. The fitted kitchen is a most attractive feature, whilst the generous lounge/diner with double windows and an open fire provides an excellent living space. Due to the size and location, the flat would be ideally suited as a first time home, or indeed as an excellent investment opportunity, for the extremely buoyant, buy-to-let or self-catering market, following some updated decoration.

Enjoying a location close to the centre of Fort William, the property is well placed to take advantage of all the amenities and the many leisure and pleasure activities which the area has to offer. With Fort William being 'The Outdoor Capital of the UK', fishing, sailing, skiing, hill walking, biking etc are all to hand - not forgetting schools, shops etc.

- Attractive First Floor Flat
- Convenient Central Town Location with Stunning Loch Views
- Lounge/Diner
- Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Both Private & Communal Garden Areas & Garden Shed
- EPC Rating: C 39



### MacPhee & Partners

Airds House

An Aird

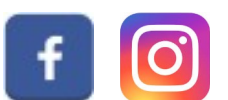
Fort William

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# Accommodation

## Entrance Vestibule 1.1m x 1.0m

Entrance door with frosted single glazed panels. Stairs to upper level.

## Upper Landing 1.6m x 1.3m

With window to side. Three steps up to door to hallway.

## Hallway 5.7m x 2.2m

L-shaped, with hatch to loft. Built-in cupboard. Doors to bedrooms, bathroom, and lounge/diner.

## Bedroom 4.8m x 3.0m

Slightly L-shaped, with double windows to rear loch views. Built-in press cupboard.

## Bedroom 3.8m x 3.2m

Slightly L-shaped, with window to front. Built-in wardrobe, and built-in raised cupboard.

## Bedroom 3.8m x 2.8m

With window to front.

## Bathroom 2.1m x 1.9m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Fully tiled walls. Tiled laminate flooring. Heated towel rail.

## Lounge/Diner 5.0m x 3.8m

Very slightly L-shaped with double window to front. Open fire with stone effect

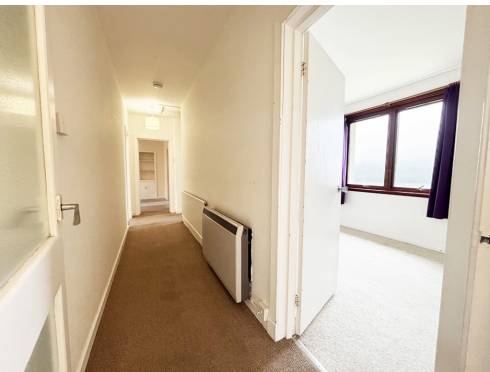
hearth, surround and overmantle. Shelves alcove with built-in cupboard. Door to kitchen.

## Kitchen 2.9m x 2.8m

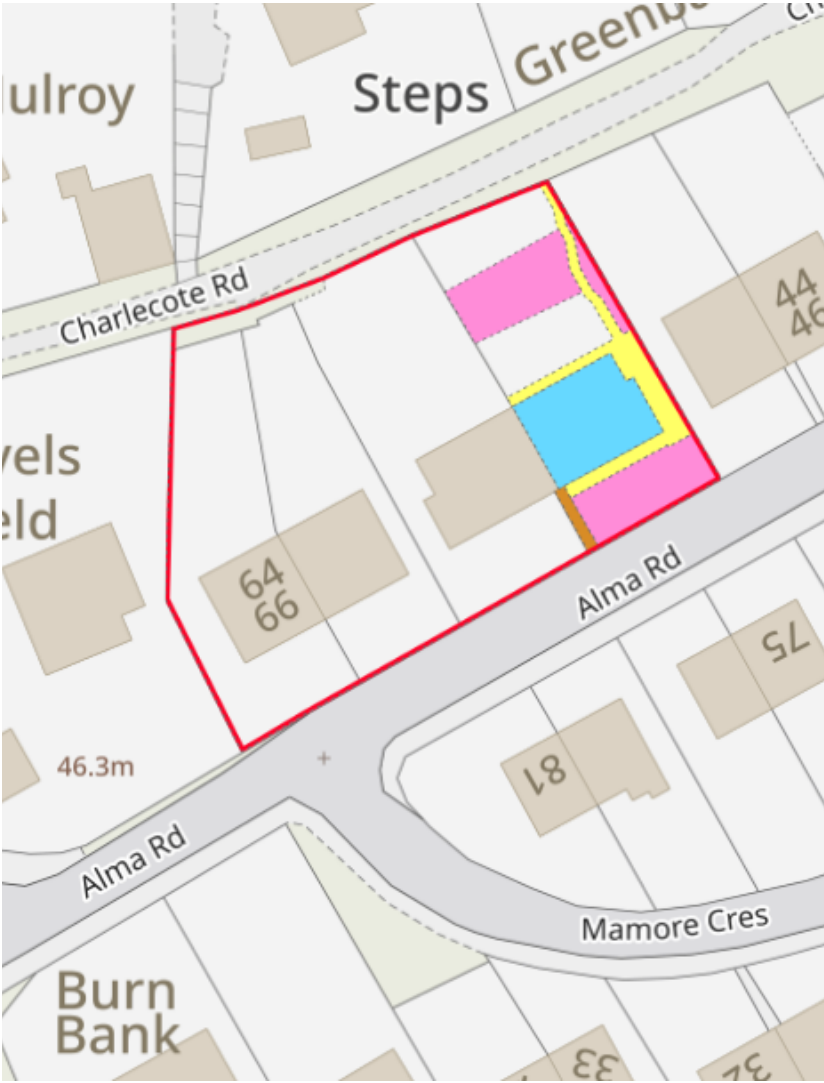
L-shaped, with window to rear loch views. Fitted with cherry effect kitchen units, offset with marble effect work surfaces. Integral Diplomat oven. Diplomat electric hob, with brown coloured extractor hood over. Integral Hoover fridge and Hoover freezer. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Built-in cupboard housing hot water tank. Tiled flooring.

## Garden

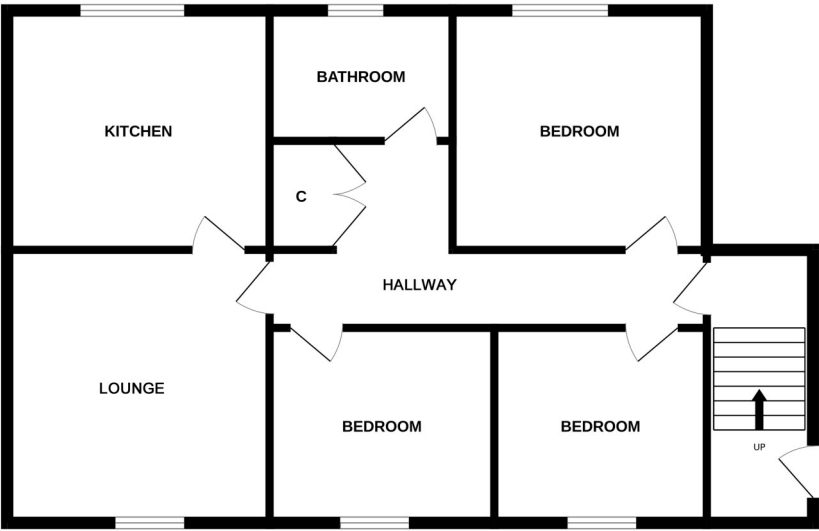
The property is approached by a shared concrete pathway servicing the four flats in the building. Proceed down the steps and turn right along the pathway and around the corner to the left. Number 54 is the first door on the left. Garden grounds belonging to Number 54 are indicated by the pink shading on the title. The front garden belongs solely to the property, and is laid to a raised lawn, offset with mature trees and shrubs. A timber garden shed is situated to the side. The shared pathway continues around the side of the building, and down the rear garden. The second pink shaded area is also laid to lawn. The remaining ground shown in white is owned by the ground level property, Number 52.



## Title Plan



## Floor Plan



## Title Plan

The area shaded blue indicates the first floor property for sale. The pink shaded areas denote the private garden ground. The brown and yellow shaded areas, denote the shared access pathways.

## Travel Directions

From Fort William, travel north along Belford Road, past the hospital, on the A82, turning right onto Victoria Road and bear left onto Alma Road. Continue round and up where the road levels out and proceed to near the end of the road. Number 54 is located in the second last block of properties, on the right hand side.

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