



# MacArthur Stewart

87 High Street, Fort William, PH33 6DG Tel: 01397 702455 Fax: 01397 705949

[fortwilliam@macarthurstewart.co.uk](mailto:fortwilliam@macarthurstewart.co.uk) [www.macarthurstewart.co.uk](http://www.macarthurstewart.co.uk)

**rightmove**   
find your happy

## 15 LUNDAVRA CRESENT FORT WILLIAM PH33 6JL

**OFFERS OVER £130,000**

Desirable location

Spacious flat with fantastic garden grounds

Neutrally decorated throughout

Two bedrooms

Lounge / kitchen / family bathroom / attic space

Fantastic opportunity for a family home or buy-to-let

EPC E-42



15 Lundavra Crescent is a bright and modern 1st floor flat with views towards the Conaglen Hills. This attractively presented property spans approximately 97 sqms. With a lounge, modern fitted kitchen, two bedrooms, attic and family bathroom, it forms a fantastic opportunity for a first-time buyer, family home or buy-to-let.

15 Lundavra Crescent benefits from spacious accommodation and ample storage throughout. Fantastic views towards the surrounding hillside and is ideally located with ample communal parking to the side. The property is within close proximity from the primary school, local shop, bus stop and Fort William town centre.

The town of Fort William offers a wide range of shops, supermarkets, medical and dental facilities, secondary and primary schools and the Lochaber college, along with a host of leisure and sports facilities. Lochaber is celebrated as the 'Outdoor Capital of the UK', offering residents many opportunities to explore the vast wilderness by foot, mountain bike or canoe. The area has a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre, only a ten minute drive away is the home of world downhill mountain biking, also with mountain gondola and winter ski slopes.

**DIRECTIONS: 15 LUNDAVRA CRESCENT,  
FORT WILLIAM PH33 6JL**

At the West End roundabout take the exit onto Lundavra Road. Continuing on the road up hill, turn right into Lundavra Crescent. Number 15 is located down the steps on the right hand side. A MacArthur Stewart 'For Sale' sign is located in the garden grounds.

**PICTURED TO THE RIGHT: Views from the West End Car Park, Fort William.**



**ENTRANCE/HALLWAY:** Spacious entrance vestibule with carpet flooring, coat hanging area and stairs.

**KITCHEN:** This modern fitted kitchen has a range of floor and wall mounted units, wooden worktops, contrasting grey gloss facings and black tile splashback. Integrated oven and hob, breakfast bar, laminate flooring and wall radiator.

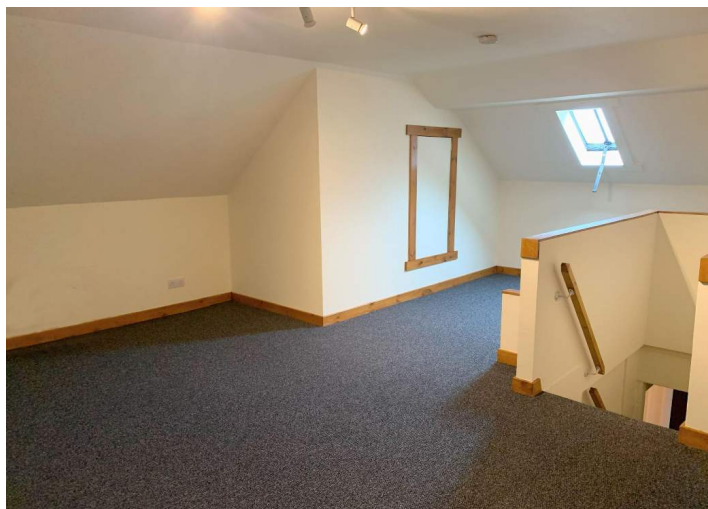
**LOUNGE:** Large and bright sitting room with views toward the hillside and the shared garden grounds. Coal fire, carpet flooring and wall radiator.

**BEDROOM 1:** Bright bedroom looking over the garden grounds. Benefiting from three fantastic storage cupboards, carpet flooring and wall radiator.

**BEDROOM 2:** Spacious master bedroom with carpet flooring, vanity mirror with storage underneath.

**ATTIC:** Accessed off the hallway via the stairs. Spacious with carpet flooring.

**FAMILY BATHROOM:** Bright family bathroom with shower over bath and tiled splashback, WC and wash hand basin with a tile design surround. Modern vanity mirror, towel rail and wooden flooring.





WHITE GOODS AVAILABLE BY SEPERATE NEGOTIATION

HOME REPORT – Available through our website, [www.macarthurstewart.co.uk](http://www.macarthurstewart.co.uk) or on request.

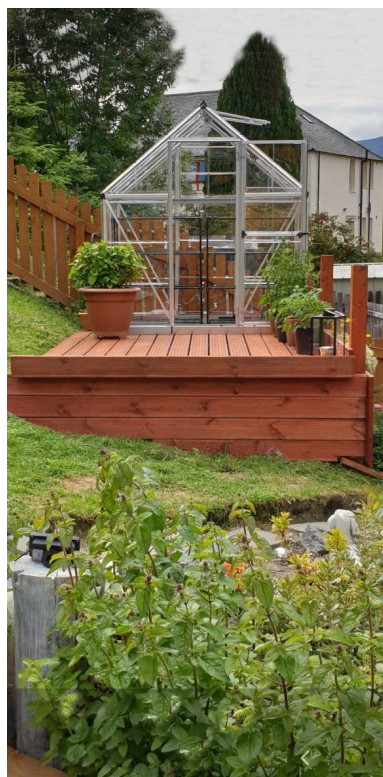
COUNCIL TAX BAND – C

VIEWINGS ARRANGED THROUGH ESTATE AGENTS.

Tel 01397 702455

[www.macarthurstewart.co.uk](http://www.macarthurstewart.co.uk)

EXTERNAL: 15 Lundavra Crescent benefits from a private garden area to the front with decking fitted, fenced boundary, a green house and an area with shrubs and bushes. There is a shared area to the rear and shared parking to the front also.



These Particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate (taken at the longest and widest points) and any intending purchasers will be held to have satisfied themselves as regards size, extent, condition and accommodation before offering. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. We would therefore advise that availability of the property is checked before journeys commence.