



# MacArthur Stewart

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## 1 LUNDAVRA ROAD, FORT WILLIAM PH33 6JN

### PRICE GUIDE £ 135,000

Desirable location

Spacious ground floor flat  
with fantastic garden  
grounds

Two bedrooms

Lounge / kitchen / family  
bathroom

Neutrally decorated  
throughout

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

EPC D-59







1 Lundavra Road is a bright and modern ground floor flat with views towards the Conaglen Hills. This attractively presented property spans approximately 68 sqms. With a lounge, modern fitted kitchen, two bedrooms, and family bathroom, it forms a fantastic opportunity for a first-time buyer, family home or buy-to-let.

1 Lundavra Road benefits from fantastic views towards the surrounding hillside and is ideally located with ample communal parking to the front. 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: 1 LUNDAVRA ROAD, FORT WILLIAM PH33 6JN**

At the West End roundabout take the exit onto Lundavra Road. Continuing on the road up hill, turn right into Lundavra Crescent and follow the road round to the left. Number 1 is located on the far left hand side, on the ground floor.



### ENTRANCE/HALLWAY:

Spacious entrance vestibule with tile flooring, leading through to the hallway with a large store cupboard, wooden flooring and wall radiator.



### KITCHEN:

This modern fitted kitchen has a range of floor and wall mounted units, wooden worktops, contrasting white gloss facings and red splashback. Integrated oven and hob, breakfast bar, laminate flooring and wall radiator.

### LOUNGE:

Large and bright sitting room with patio sliding doors that open to the front enjoying views toward the hillside and the garden grounds. Wood burning stove, shelving and laminate flooring.



### FAMILY BATHROOM:

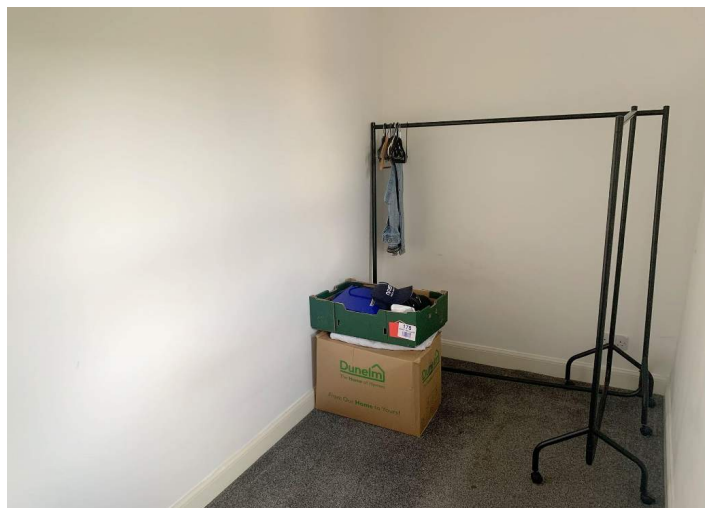
Bright family bathroom with shower over bath and wet wall surround, WC and wash hand basin. Modern vanity mirror, heated towel rail and wooden flooring.

### BEDROOM 1:

Front facing with carpet flooring.

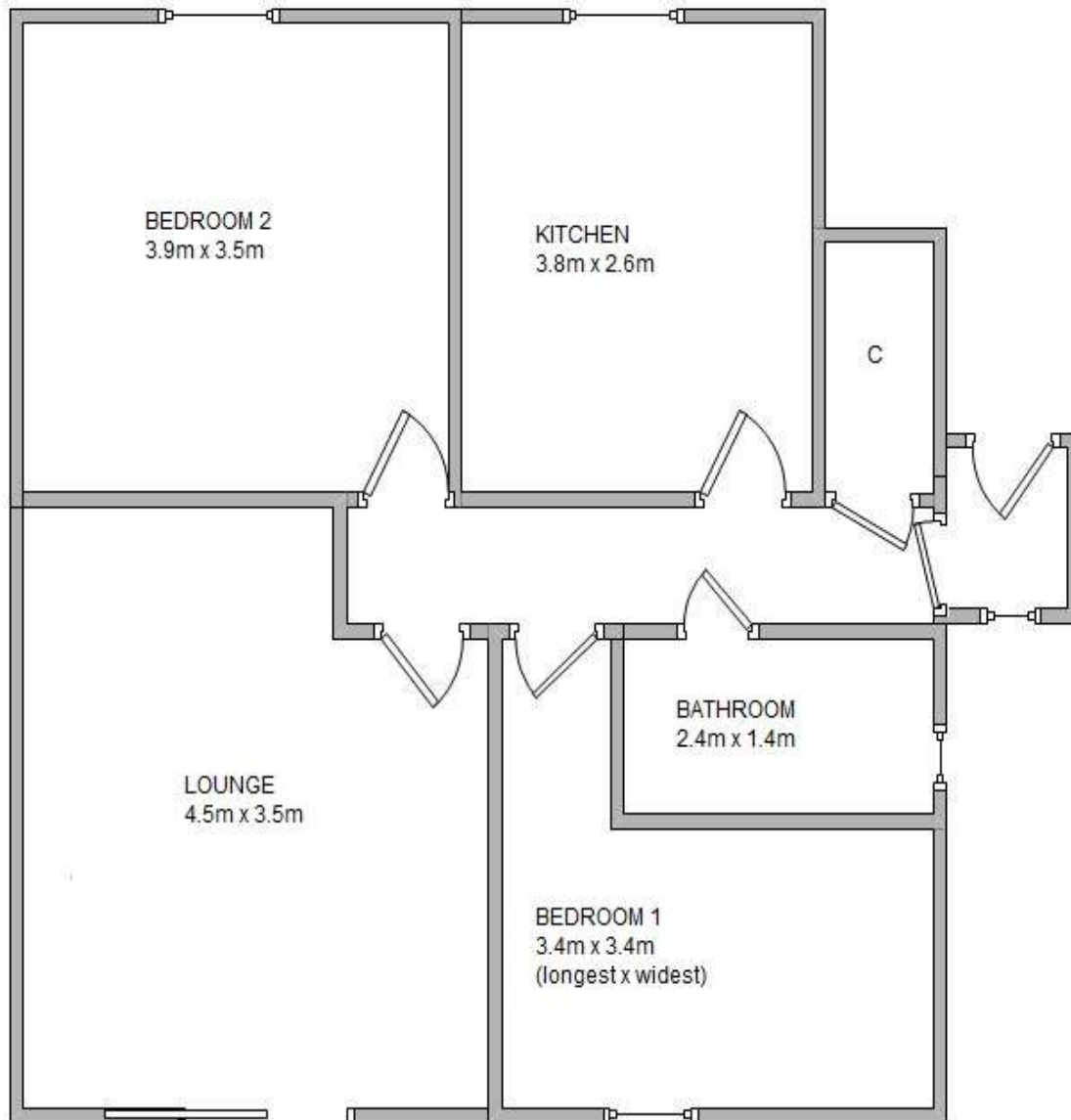
### BEDROOM 2:

Spacious rear facing master bedroom with carpet flooring and hanging rail.



EXTERNAL: 1 Lundavra Road benefits from a private garden area to the front with decking fitted, fenced boundary, and an area with shrubs and bushes. There is a shared area with a shed and shared parking to the front also.

## FLOOR PLAN – 1 LUNDAVRA ROAD, FORT WILLIAM



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

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