



6 Torlundy Courtyard

Torlundy, Fort William, PH33 6SW

Guide Price £160,000

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PROPERTY

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6 Torlundy Courtyard is a very attractive mid-terrace Courtyard House with 2 Bedrooms. Located in the picturesque area of Torlundy, only 2 miles from Fort William. Offering spacious accommodation over 2 floors. With communal Courtyard to the rear and with views of Ben Nevis & surrounding countryside, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Lovely 2 Bedroom Courtyard House
- Desirable location with views of Ben Nevis
- Recently upgraded & well presented
- Entrance Hallway, 2 Bedrooms, Shower Room
- Lower Landing, Lounge/Kitchen/Diner
- Modern electric heating
- Double glazed windows & external doors
- Communal Courtyard Garden
- Free parking to the front
- Wonderful family home
- Ideal buy-to-let investment
- Only 8 minutes' drive from Fort William
- On a local bus route



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The Ground Floor accommodation comprises entrance Hallway with storage cupboard, 2 double Bedrooms and the family Shower Room.

The Lower Ground Floor accommodation offers the Lower Landing with storage cupboard and open plan Lounge, Diner, Kitchen.

There is also a Loft which is accessed via a hatch in the entrance Hallway.

In addition to its convenient location, 6 Torlundy Courtyard offers spacious accommodation in a convenient layout and benefits from being fully double glazed and with modern electric heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front of the property and entrance into the Entrance Hallway.

ENTRANCE HALLWAY

With external door to the front elevation, newly carpeted stairs leading down to the lower ground floor, storage cupboard also housing the hot water tank, access hatch to Loft, Velux window to the front elevation, electric heater, newly fitted carpet and doors leading to both Bedrooms and the family Shower Room.

BEDROOM ONE 3.6m x 2.6m

With window to the rear elevation looking over the Courtyard garden, built-in wardrobe, electric heater and newly fitted carpet.

BEDROOM TWO 3.4m x 2.6m

With window to the rear elevation looking over the Courtyard garden, built-in wardrobe, electric heater and fitted carpet.

SHOWER ROOM 2.2m x 2m

With modern white suite comprising large walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, Velux window to the front elevation and laminate flooring.



LOWER LANDING 3.3m x 1.2m

With newly fitted carpet, understairs storage cupboard, and door leading to the open plan Lounge, Diner, Kitchen.

LOUNGE/DINER 4.5m x 3.7m

Semi-open plan to the Kitchen, 2 electric heaters, laminate flooring and external door leading out to the Courtyard.

KITCHEN 3.3m x 2.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless sink & drainer, electric oven & hob with extractor hood over, splash backs, undercounter fridge/freezer, washing machine, breakfast bar, window to the rear elevation looking out over the Courtyard and laminate flooring.

GARDEN

6 Torlundy Courtyard has shared access to the communal Courtyard which is laid mainly with grass and offset with paving slabs and gravel. Planted with a variety of mature trees, shrubs & bushes, the Courtyard is a lovely place to sit and enjoy the garden surrounded by wonderful views. The gravelled driveway to the front of the property provides parking.

TORLUNDY

Torlundy is approximately 2 miles north of Fort William and has splendid views of Ben Nevis, with the north face crags of the mountain towering above. A well-used cycle/walking path provides safe travel via bike & foot from Fort William town centre to the Nevis Range mountain centre. A regular bus service operates daily between Torlundy & Fort William.

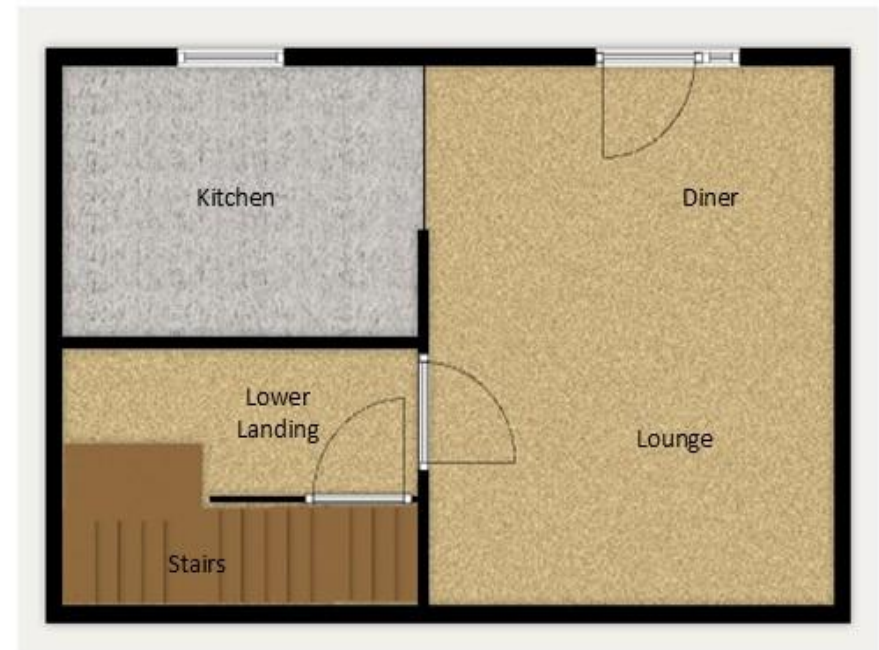


6 Torlundy Courtyard

Ground Floor



Lower Ground Floor



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band D

Gross internal floor area (m²) 65

EPC Rating: E47

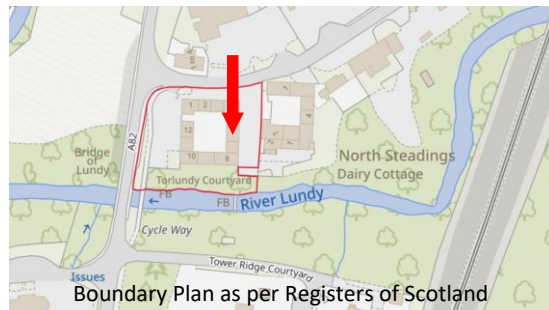
Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

DIRECTIONS

From Fort William travel North on the A82 towards Inverness. Torlundy is just 2 miles north of Fort William on the right hand side of the road. Turn right at Torlundy Courtyard houses are on the right hand side. Turn first right. Number 6 is at the rear of the first houses and is on the left hand side can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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