



3 MORVEN PLACE | FORT WILLIAM | PH33 6HY



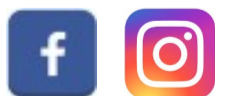
PRICE GUIDE: £130,000

Enjoying an elevated position, with views towards Loch Linnhe and the surrounding Hills, 3 Morven Place forms a desirable, mid-terrace dwellinghouse. Set in generous garden grounds, the property is in good order and benefits from a modern shower room, fitted kitchen, double glazing and electric heating. Offering good sized accommodation, conveniently arranged over three levels, the property would be ideally suited as a first time buyer's home, permanent residence or as an excellent investment opportunity, in an extremely buoyant, long term rental market.

Positioned close to the centre of Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, a range of professional services, supermarkets, restaurants and a railway & bus station as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.

- Mid-Terrace Property
- Central Town Location with views to Loch Linnhe
- Lounge/Diner
- Kitchen & Utility Room
- 3 Bedrooms
- Modern Shower Room
- Double Glazing & Electric Heating
- Garden & Garden Shed
- EPC Rating: E 42

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Accommodation

Entrance Hallway 2.0m x 1.4m
UPVC entrance door with glazed side panel. Stairs to upper and lower levels.

Upper Level
With built-in cupboard. Laminate flooring. Doors to kitchen and lounge/diner.

Kitchen 3.2m x 2.4m
With window to rear. Fitted with walnut effect kitchen units offset with granite effect work surfaces. Stainless steel sink unit. Belling cooker unit.

Lounge/Diner 5.6m x 3.4m
L-Shaped, with picture window to view and window to front. Glazed panel to upper landing. Laminate flooring. Door to bedroom.

Bedroom 3.4m x 2.3m
With window to view. Laminate flooring. Built-in cupboard.

Lower Level
With built-in cupboard housing water tank. Doors to utility room, bedrooms and shower room.

Utility Room 2.2m x 1.6m
With window to rear. Fitted with stainless steel sink unit. Plumbing for washing machine. This room has been used as a utility however could provide further accommodation.

Bedroom 3.9m x 3.4m
With window to view. Laminate flooring.

Bedroom 3.6m x 3.4m
With French door to porch.

Porch 1.3m x 1.0m
With dual aspect windows to views. UPVC door to garden.

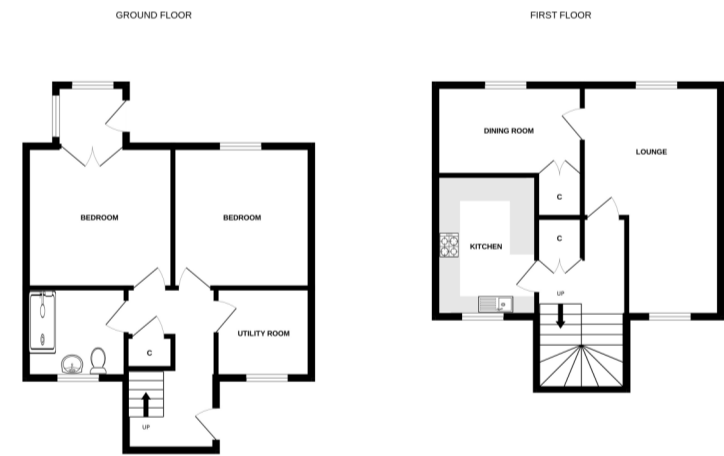
Shower Room 2.2m x 1.5m
With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in vanity unit and wet walled shower cubicle with mains shower. Fully wet walled. Laminate flooring. Heated towel rail.



Garden
The property benefits from garden grounds to the front and rear. A generous, enclosed gravelled area features to the rear. The front garden, is laid to paving slabs for ease of maintenance.

Travel Directions
At Fort William, proceed north on Belford Road, turning right after the Hospital on to Alma Road. Follow the road straight on, turning left at the junction on to Kennedy Road. Proceed along Kennedy Road taking the fourth turning left onto Morven Place. Number 3 is the second property on the right hand side.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their condition or operation can be given. Plans with Stamp No 12325

Title Plan

The area outlined red is included in the sale.



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