



33 Grange Road

Fort William, PH33 6JH

Guide Price £235,000

Fiuran
PROPERTY

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33 Grange Road is a modern and immaculately presented semi-detached House with 2 Bedrooms. Situated in an elevated position with views over Loch Linnhe and mountains beyond. Conveniently located in Fort William town centre and with beautifully well-maintained garden and driveway, it would make a superb family home or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Immaculate semi-detached House
- Elevated views of Loch Linnhe
- Convenient town centre location
- Porch, Hallway, WC, Lounge/Diner
- Kitchen, Upper Landing, Shower Room
- 2 double Bedrooms and Loft
- Attractive log burning stove in Lounge
- White goods included in sale
- Contents available under negotiation
- Inverter solar panels to rear
- Double glazed windows
- Modern electric central heating
- Garden to front, side & rear
- Large timber shed
- Private driveway
- No onward chain



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The ground floor comprises entrance Porch, Hallway, Lounge with attractive log burning stove, Dining Room, fitted Kitchen with glazed doors leading out to the rear garden and downstairs WC. The first floor offers 2 double Bedrooms and the family Shower Room. There is also a Loft.

Externally, the property features a lovingly manicured enclosed garden, planted with a variety of trees, shrubs, bushes & seasonal planting. There are various areas within the garden for garden furniture, for relaxing & dining alfresco. A sizeable shed is located in the side garden. The private driveway provides off street parking.

33 Grange Road is centrally located and is within walking distance of Fort William town centre and the local amenities.

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

APPROACH

Via the front garden with steps leading to the entrance door.

PORCH 5.3m x 1.4m

With external door to the front elevation, engineered flooring and door leading to the Hallway.

HALLWAY 3.8m x 2.2m (max)

With carpeted stairs rising to the first floor, storage cupboard with power & tumble dryer, dual aspect windows to the side & rear elevations, radiator, engineered flooring and doors leading to the WC and Lounge/Diner.

WC 2.5m x 1.5m

Fitted with a white suite comprising wash basin & WC and vinyl flooring.

LOUNGE 4.8m x 3.7m (max)

L-shaped & open plan to the Dining Room, 2 windows to the front elevation with views over Loch Linnhe & beyond, attractive log burning stove, radiator, engineered flooring and door leading to the Kitchen.

DINING ROOM 4.8m x 3.7m (max)

Open plan to the Lounge, window to the front elevation with views over Loch Linnhe & beyond, radiator and engineered flooring.





KITCHEN 3.6m x 3.8m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, built-in slide & hide oven/grill, ceramic 5 ring hob, extractor hood, fridge/freezer, 3D zone wash dishwasher, washing machine, breakfast bar, radiator, vinyl flooring and French doors leading out to the rear garden.

UPPER LANDING

With storage cupboard, window to the rear elevation, radiator, doors to both Bedrooms & the Shower Room and access to the Loft.

BEDROOM ONE 3m x 2.9m

With window to the front elevation with unrestricted views over Loch Linnhe, built-in cupboard, wardrobe with sliding mirrored doors and engineered flooring.

BEDROOM TWO 4m x 3.5m

With window to the front elevation looking over Loch Linnhe & beyond and engineered flooring.

SHOWER ROOM 2.5m x 1.5m

Fitted with a modern white suite comprising large walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation and vinyl flooring.



33 Grange Road, Fort William



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 C

Gross internal floor area (m²) 90

EPC Rating: D60

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

On A82 Achintore Road, at the West End roundabout take the fourth exit onto Lundavra Road, take the first turn on your right on to Grange Road and no 33 is on the left and 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 as 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 view the property in person and should they wish to pursue, 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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