



FLAT 1 | 75/83 HIGH STREET | FORT WILLIAM | PH33 6DG

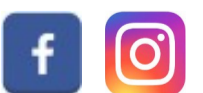
PRICE GUIDE: £135,000

Conveniently situated on Fort William's High Street, the subjects of sale form an attractive first floor flat, with superb views of Loch Linnhe and beyond. Offering good sized accommodation, conveniently arranged over one level, Flat 1 is in excellent order and well presented. Benefiting from double glazing, modern electric heating and new lighting to the communal stairwell, the accommodation comprises a welcoming entrance hallway, a most attractive bright lounge/diner, fitted kitchen, two double bedrooms and a contemporary shower room. Due to the size and superb location, the property would be ideally suited as a first time buyer's home, a permanent residence as currently used, or as an investment opportunity, in an extremely buoyant, long term or self-catering, rental market.

Ideally located in 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, cinema 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'.

- First Floor Flat
- Central Town Location with Loch Views
- In Excellent Order & Well Presented
- Lounge/Diner
- Kitchen
- 2 Double Bedroom
- Shower Room
- Double Glazing & Modern Electric Heating
- EPC Rating: D 61

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Accommodation

Communal Hallway

With access from Middle Street, behind the bus stop.

Entrance Hallway

With wooden entrance door. Doors to kitchen, shower room, bedrooms and lounge/diner.

Kitchen 2.8m x 2.8m

With window to rear loch views. Fitted with beech effect kitchen units, offset with wood effect work surfaces. Integral Bosch oven. Siemens electric hob with Siemens stainless steel extractor chimney over. Integral dishwasher. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback.

Shower Room 2.9m x 2.2m

L-shaped, with window to rear. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and fully wet-walled shower cubicle, with Mira shower. Wet-walling splashback.

Bedroom 3.4m x 3.2m

Slightly L-shaped, with window to rear loch views. Built-in cupboard.

Bedroom 4.9m x 3.7m

L-shaped, with window to front. Built-in cupboard.

Lounge/Diner 5.1m x 3.8m

Slightly L-shaped, with two windows to front.

Travel Directions

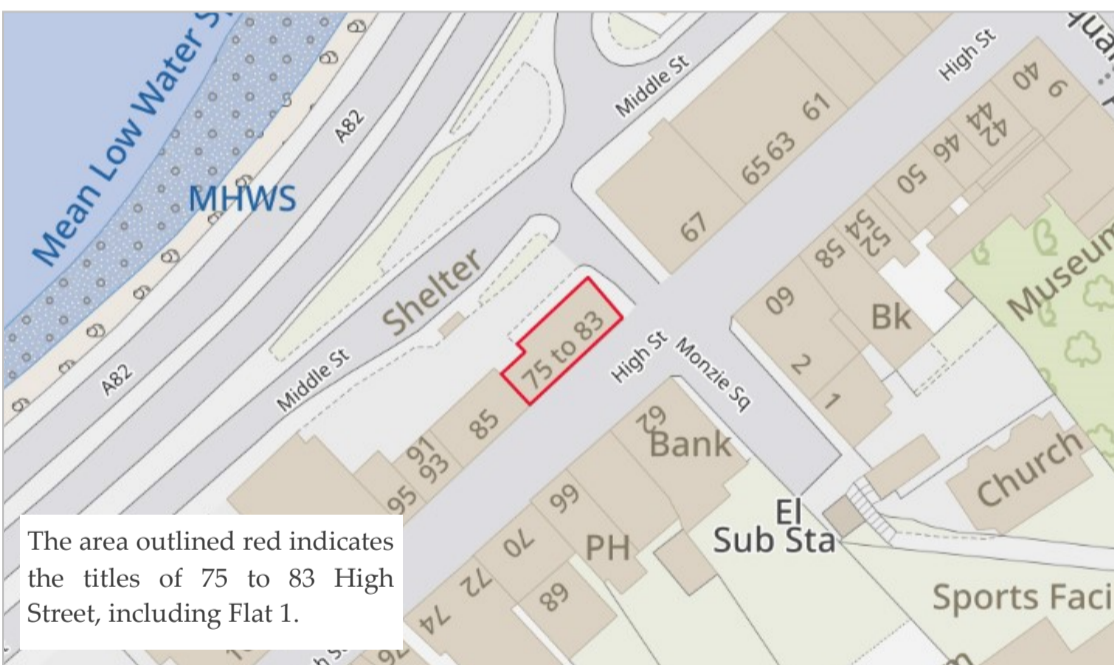
Flat 1 is located at 75 - 83 High Street, above the vacant retail unit and opposite the Bank of Scotland. Access is through a communal door to the rear of the building. Proceed up the communal stairs and Number 1 is located on the first floor on the right hand side.



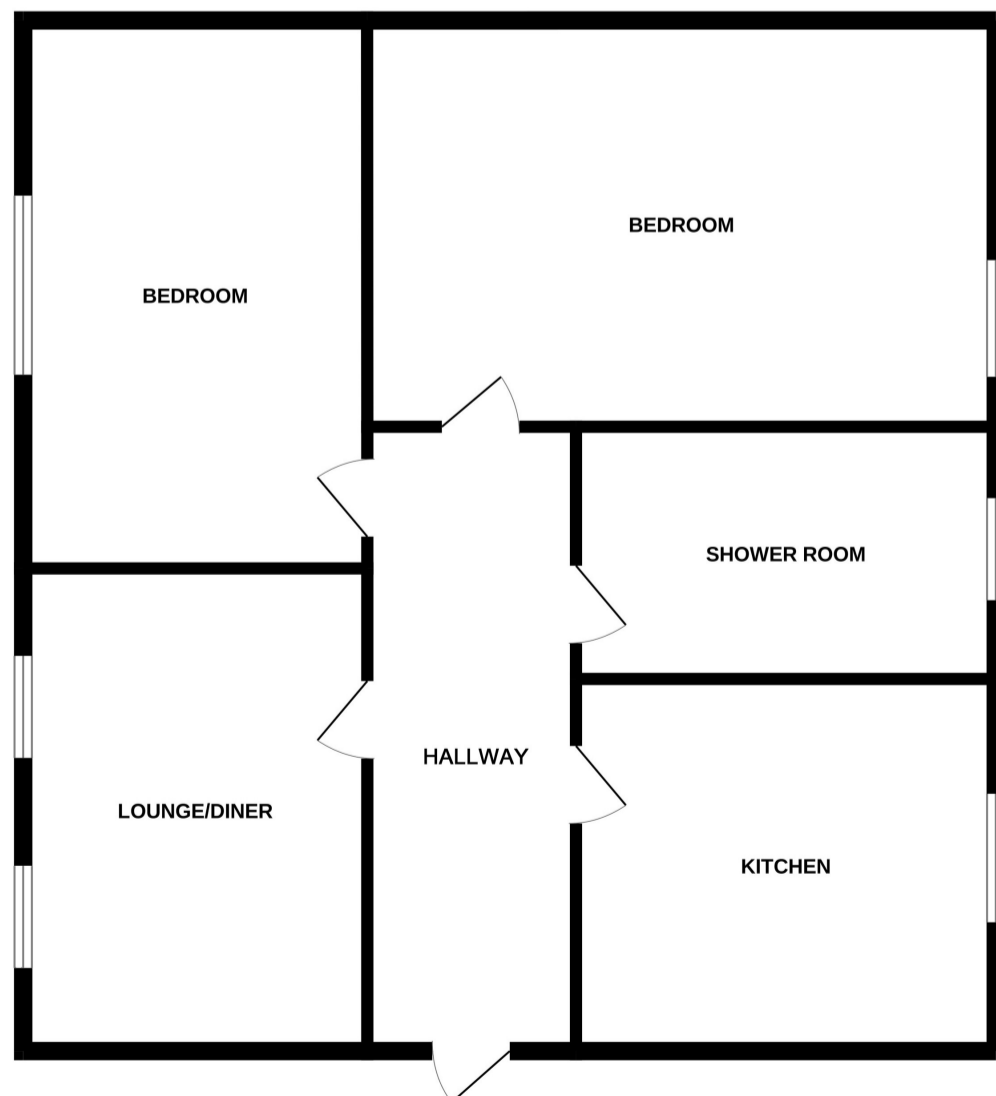
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Title Plan



Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.