



## 73 CAMANACHD CRESCENT | AN AIRD | FORT WILLIAM | PH33 6XZ

### PRICE GUIDE: £37,500 (25% SHARE)

Situated in the heart of the popular residential area of An Aird in Fort William, 73 Camanachd Crescent forms a desirable ground floor flat with two entrance doors and garden. Offering deceptively spacious accommodation, conveniently arranged over one level, the property is in good order, well presented and provides good sized rooms. Benefiting from double glazing and electric heating, the flat comprises a generous entrance hallway, lounge/diner with laminate flooring, kitchen, two double bedrooms with built-in storage and a bathroom. The sale includes a private area of garden ground to the rear of property, laid to gravel with a timber workshop. Due to the size and location, the property would be ideally suited as a fantastic first time buyer's home, or as a permanent home as currently used.

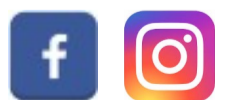
**Please note: Prospective purchasers must apply to Link Housing for approval to become a shared owner in the property. Application details can be found at: [Shared Ownership Application Form - Link Group Ltd \(jadu.net\)](#) or by contacting them on 01324 417 155 or on [www.linkhousing.org.uk](http://www.linkhousing.org.uk)**

An Aird is a popular residential area, a short walk from the centre of Fort William and is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as a college, 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'.



- Desirable Ground Floor Flat
- Superb Central Location
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Garden & Timber Workshop
- EPC Rating: F 34

**MacPhee & Partners**  
 Airs House, An Aird  
 Fort William  
 PH33 6BL  
 01397 702200  
[estateagency@macphee.co.uk](mailto:estateagency@macphee.co.uk) :: [www.macphee.co.uk](http://www.macphee.co.uk)



**rightmove**<sup>®</sup>  
 find your happy



 PrimeLocation.com

**Accommodation**

**Entrance Hallway 7.4m x 2.5m**

Entrance door with frosted glazed panel. Velux window to front. Two areas of laminate flooring. Three built-in cupboards, one housing hot water tank. Doors to bedrooms, bathroom and lounge/diner.

**Bedroom 3.6m x 2.9m**

With window to front. Built-in cupboard. Panel heater.

**Bedroom 3.6m x 2.9m**

With window to rear. Built-in wardrobe. Panel heater.

**Bathroom 2.5m x 2.5m**

L-shaped, with frosted window to rear. Fitted with modern white Roca suite of WC and wash hand basin. Enclosed mini bath and shower unit. Laminate flooring.

**Lounge/Diner 5.9m x 3.5m**

With double window to front. Panel heater and storage heater. Laminate flooring. Door to kitchen.

**Kitchen 3.5m x 2.4m**

With window to rear. Fitted with white kitchen units, offset with granite effect work surfaces. Beko integral oven. Beko electric hob. Plumbing for washing machine. Stainless steel sink unit. Wet walling and tiled splashbacks. Tiled laminate flooring. Half glazed door to rear garden.

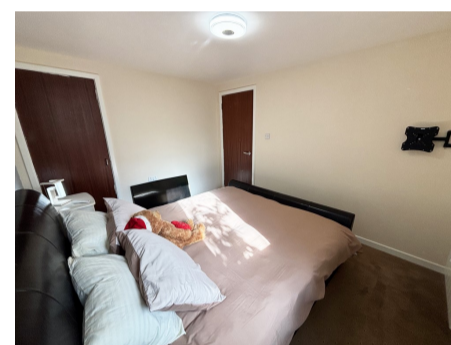
**Garden**

A private area of garden ground is located to the rear of the property, laid to gravel and includes a timber workshop.

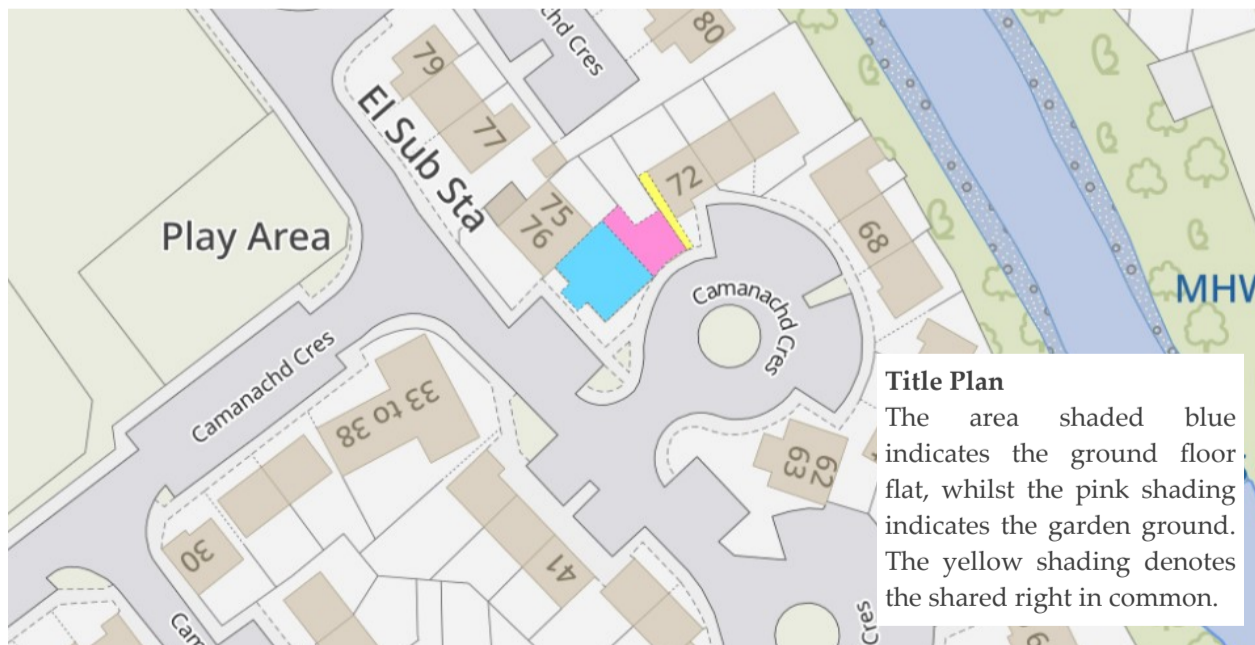
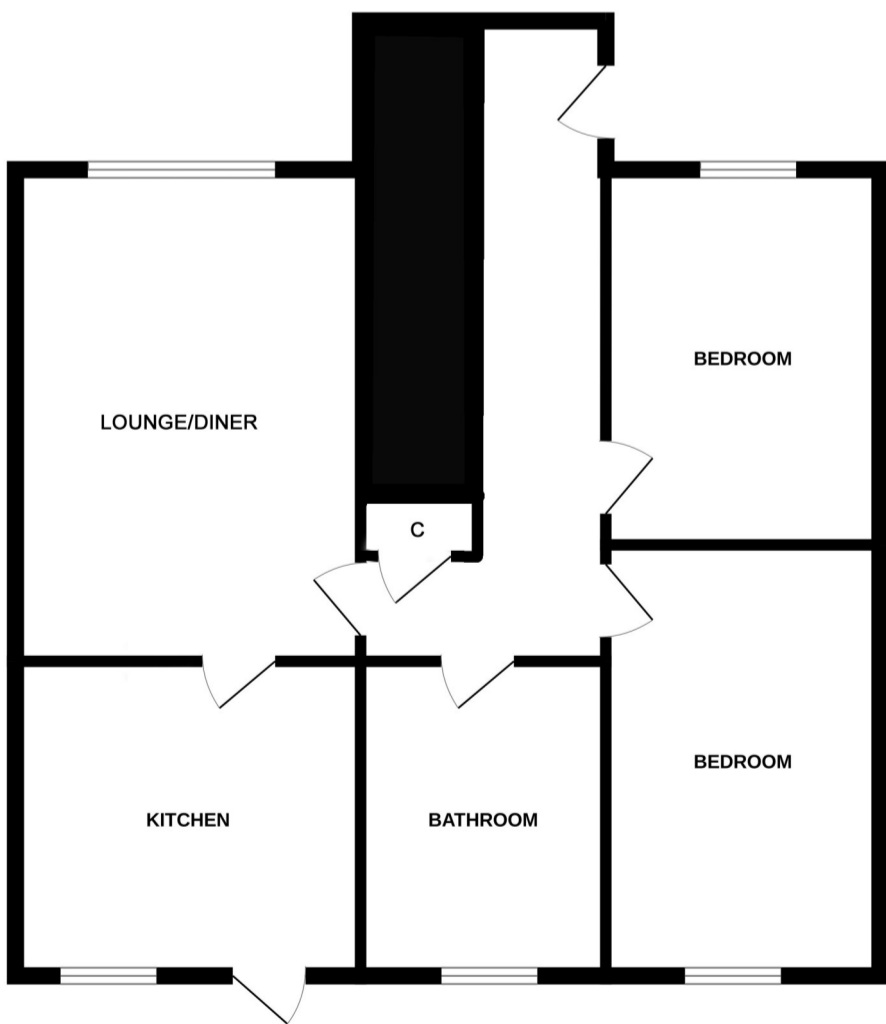
**Travel Directions**

From the west end of Fort William, proceed along the bypass, take the first exit at the roundabout and turn right at the next roundabout. Proceed past Morrisons and Lidl. At the T-junction, turn right and Number 73 is located on the left hand side. Residential communal parking is located directly to the front of the property.

what3words **mouths.resists.drift**



**Floor Plan**



**Title Plan**  
The area shaded blue indicates the ground floor flat, whilst the pink shading indicates the garden ground. The yellow shading denotes the shared right in common.



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).