



## 25 Castle Drive

Lochyside, Fort William, PH33 7NR

Guide Price £230,000

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PROPERTY

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# 25 Castle Drive

Lochyside, Fort William, PH33 7NR

25 Castle Drive is a well presented end-terrace House with 3 Bedrooms. Surrounded by a sizeable, private garden and with wonderful views of Ben Nevis, Aonach Mor, and surrounding countryside. Located in a quiet cul-de-sac in the popular village of Lochyside, it will make a perfect family home.

Special attention is drawn to the following:-

## Key Features

- Spacious end-terraced House
- Views towards Ben Nevis & Aonach Mor
- Entrance Hallway, Lounge, Kitchen/Diner
- Utility Room, Cloakroom, ground floor Bedroom
- Upper Landing, 2 further Bedrooms & Bathroom
- Traditional open fire in Lounge
- Double glazed windows & oil central heating
- Enclosed garden with attractive seating area
- Timber shed and log store in rear garden
- Free parking to the front of the property
- Convenient village location
- Wonderful family home



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The ground floor accommodation comprises the Hallway, Lounge, Kitchen/Diner, Utility Room, Cloakroom and double Bedroom with Shower Cubicle.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms and the family Bathroom.

In addition to its convenient location, this very desirable 3 Bedroom house is fully double glazed and benefits from oil fired central heating. The property is surrounded by a well-maintained garden with attractive raised decking seating areas.

Lochyside is approximately 3 miles from Fort William Town Centre. Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant & pub. A regular bus service operates between Caol and Fort William.

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

#### **APPROACH**

Via the enclosed gated front garden and entrance into Hallway.

#### **HALLWAY**

With carpeted stairs rising to the first floor, understairs storage area, radiator, laminate flooring, semi open plan to the Lounge & Kitchen/Diner and doors leading to the Cloakroom and Bedroom One.

#### **LOUNGE** 5m x 4m

Spacious and bright room with window to the front elevation, traditional open fire with attractive surround & hearth, radiator, laminate flooring, sliding patio doors to the rear elevation leading onto the decking area and semi open plan to Kitchen/Diner.

#### **KITCHEN/DINER** 5.3m x 3m

Fitted with base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, built-in oven, hob, extractor hood, dishwasher, integrated fridge/freezer, space for dining furniture, radiator, window to the rear elevation, laminate flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 2.2m x 1.4m

With shelves, plumbing for washing machine and space for tumble dryer, tiled flooring and external door leading to the rear garden.

#### **CLOAKROOM** 1.7m x 0.8m

Fitted white suite comprising wash basin and WC, tiled walls and flooring.

#### **BEDROOM ONE** 4m x 3.3m

With window to the front elevation, shower cubicle with electric shower, radiator and fitted carpet.





**UPPER LANDING** 1.8m x 1.8m

With window to the rear elevation, storage cupboard, fitted carpet and doors to the Bathroom and both upper level Bedrooms.

**BATHROOM** 1.9m x 1.8m

Fitted with a white suite comprising bath with electric shower over, wash basin, WC, tiled walls & flooring and frosted window to the rear elevation.

**BEDROOM TWO** 4.3m x 2.8m (max)

With window to the front elevation, dressing room, large storage cupboard, hatch to Loft, radiator, and laminate flooring.

**BEDROOM THREE** 4.2m x 3.2m (max)

With window to the front elevation, feature ceiling lighting, built-in wardrobe with sliding doors, large cupboard, radiator and laminate flooring.

**GARDEN**

The generous garden surrounds the property and is enclosed with timber fences and an iron gate. The front garden is laid partly with grass and partly with paving slabs offset with a border of shrubs & bushes. There is an attractive covered decking area leading to the front door. The side garden is laid with paving slabs and houses the oil tank. The rear garden is laid with grass, gravel paths and with raised decking area with feature lighting and a wooden gazebo with seating. This is the perfect area for dining alfresco and enjoying with wonderful views of Ben Nevis. There is free parking to the front of the property.



# 25 Castle Drive, Lochyside



*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

**EPC Rating:** D63

**Gross internal floor area (m<sup>2</sup>)** 94

**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.

## DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road around taking the first right into Castle Drive. Continue ahead take the second left, park in the parking area, Number 25 is on the left-hand side and can be identified by the for sale sign.

## 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.

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](http://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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