



## 1 Wigtown Place

Fort William, PH33 6UX

Guide Price £220,000



**Fiuran**  
PROPERTY

# 1 Wigtown Place

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1 Wigtown Place is a bright & spacious detached House with 3 Bedrooms. With private garden, detached garage and with lovely views of Loch Linnhe and the Conaglen Hills, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following: -

## Key Features

- Lovely, detached House
- Views of Loch Linnhe & Conaglen Hills
- Within walking distance of local amenities
- Hallway, Lounge, Kitchen/Diner, Cloakroom
- Upper Landing, 3 Bedrooms & Bathroom
- Double glazed windows
- Air source central heating
- Private garden with timber shed
- Detached garage with power & lighting
- Free parking to front & side
- Ideal purchase for first-time buyers
- Wonderful family home
- Ideal buy-to-let investment



1 Wigtown Place is a bright & spacious detached House with 3 Bedrooms. With private garden, detached garage and with lovely views of Loch Linnhe and the Conaglen Hills, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

The lower accommodation comprises of the Hallway, Lounge, Kitchen/Diner and Cloakroom.

The First Floor consists of the Upper Landing, 3 double Bedrooms and the family Bathroom.

There is also a partially floored large Loft, which is accessed via a hatch in the upper landing & with retractable ladder.

Wigtown Place is very central and is within walking distance from Fort William town centre, approximately 15 minutes' walk. There is a local bus service operating on a daily basis to the town centre.

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

### **APPROACH**

From the front of the property and entry into the Hallway.

### **HALLWAY** 7.5m x 1.8m (max)

With carpeted stairs rising to the first floor, understairs storage area/office space, cupboard housing the fuse box, laminate flooring, doors leading to the Lounge, Kitchen/Diner & Cloakroom and external door leading to the rear garden.

### **LOUNGE** 4.7m x 3.9m

With window to the rear elevation, radiator, and laminate flooring.

### **KITCHEN/DINER** 4.7m x 3.6m (max)

Fitted with a range of modern base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven, electric hob with stainless steel extractor hood over, tiled splash backs, space for freestanding fridge/freezer, plumbing for washing machine, space for tumble dryer, space for dining furniture, radiator, window to the front elevation and laminate flooring.

### **CLOAKROOM** 1.7m x 0.83m

Fitted with a white suite comprising wash basin and WC, frosted window to the front elevation, tiled walls and flooring.



**UPPER LANDING** 2.8m x 1.9m

With fitted carpet and doors leading to all 3 Bedrooms and the family Bathroom.

**BEDROOM ONE** 3.9m x 3.4m (max)

With window to the rear elevation, radiator and laminate flooring.

**BEDROOM TWO** 4.3m x 3.7m (max)

With window to the rear elevation, radiator and laminate flooring.

**BEDROOM THREE** 3.7m x 3.1m

With windows to the front elevation, wardrobe with sliding doors, radiator and fitted carpet.

**BATHROOM** 2.7m x 2m

With frosted window to the rear elevation, modern white suite comprising free standing bath, shower enclosure, wash basin set in a vanity unit, WC, radiator, tiled walls and flooring.

**GARDEN**

With garden surrounding the property. The front garden is laid with grass offset with a paved path leading to the front door. The rear garden is laid partly with a raised decking area and partly with paving slabs and houses a timber shed. The detached garage (4.6m x 2.6m) is located to the side of the property with metal door to the front elevation, power, lighting and concrete flooring.



# 1 Wigtown Place, 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 D

**EPC Rating:** E52

**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

At the West End roundabout take the exit onto Lundavra Road, turn onto Connochie Road. Continue up the hill, take the next left onto Dunbarton Road, passing the parking area on the left. Continue ahead at the T junction bear right, Number 7 is located directly ahead.

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](http://www.sepa.org.uk)).

Prospective purchasers are advised to 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.



# Fiuran

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