



5 Glasdrum Mews

Glasdrum Road, Fort William, PH33 6DL

Offers Over £175,000

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PROPERTY

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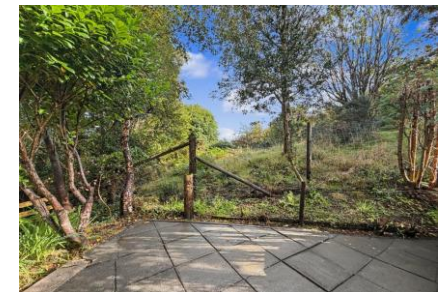
Glasdrum Road, Fort William, PH33 6DL

Located in an elevated position above Loch Linnhe and Fort William town centre, 5 Glasdrum Mews is a well presented semi-detached House with 2 Bedrooms. With garden to the front, side & rear and partial views over Loch Linnhe & surrounded by fine open countryside views, it would make a wonderful family home, perfect for first time buyers or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Lovely semi-detached House
- Partial views towards Loch Linnhe
- Beautiful countryside views
- Convenient town location
- Entrance Hall, Lounge/Diner, Kitchen
- Upper Landing, Bathroom
- 2 double Bedrooms and Loft
- Furniture and white goods included
- uPVC double glazed windows
- uPVC fascias and soffits
- Garden to front, side & rear
- Private allocated parking to the front
- No onward chain
- Vacant possession



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The ground floor comprises entrance Hallway, Lounge/Diner and Kitchen.

The first floor offers the Upper Landing, 2 double Bedrooms, Bathroom and Loft hatch.

5 Glasdrum Mews was built in 1993 and offers spacious accommodation over 2 levels. This property is centrally located and is within walking distance of Fort William town centre and the local amenities.

The property will be sold with the furniture and white goods included (some personal belongings will be removed prior to sale).

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

APPROACH

Via the front of the property and entrance into the Hallway.

HALLWAY

With external door to the front elevation, carpeted stairs rising to the first floor, laminate flooring and door leading to the Lounge/Diner.

LOUNGE/DINER 6.6m x 3.8m (max)

L-shaped with window to the front elevation (curtains will be removed prior to sale), further window to the side elevation, feature electric wall mounted fire, understairs storage cupboard, 2 storage heaters, laminate flooring, door leading to the Kitchen and external sliding patio door leading out to the rear garden with woodland and countryside views beyond.

KITCHEN 3m x 2.3m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, electric cooker with extractor hood over, microwave, tiled splashbacks, undercounter fridge, undercounter freezer, washing machine, window to the rear elevation and laminate flooring.





UPPER LANDING

With storage heater, cupboard housing the hot water tank, hatch access to the Loft, fitted carpet and doors to both Bedrooms and the Bathroom.

BATHROOM 2m x 1.7m

With a white suite comprising bath with mains shower over, wash basin, WC, Velux style window to the rear elevation, tiled walls and tiled flooring.

BEDROOM ONE 3.8m x 2.9m

With window to the front elevation with partial views over Loch Linnhe and surrounding countryside, 2 built-in wardrobes, panel heater and fitted carpet.

BEDROOM TWO 2.8m x 2.7m

With window to the rear, built-in wardrobe, panel heater and fitted carpet.

GARDEN

The front & side garden are laid with gravel and offer fine open mountain & countryside views. The private rear garden is laid with paving slabs with ample space for garden furniture, with a patio sliding door leading out from the Dining Area. There is allocated parking to the front of the property.



5 Glasdrum Mews, 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) 63

EPC Rating: D67

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 second turning left onto Argyll Terrace. Continue ahead. Take the second turning right onto Glasdrum Road. Continue ahead up the hill. Glasdrum Mews is the first turning on the left. Number 5 is directly ahead and can be identified by the For Sale sign in the upper window.

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.

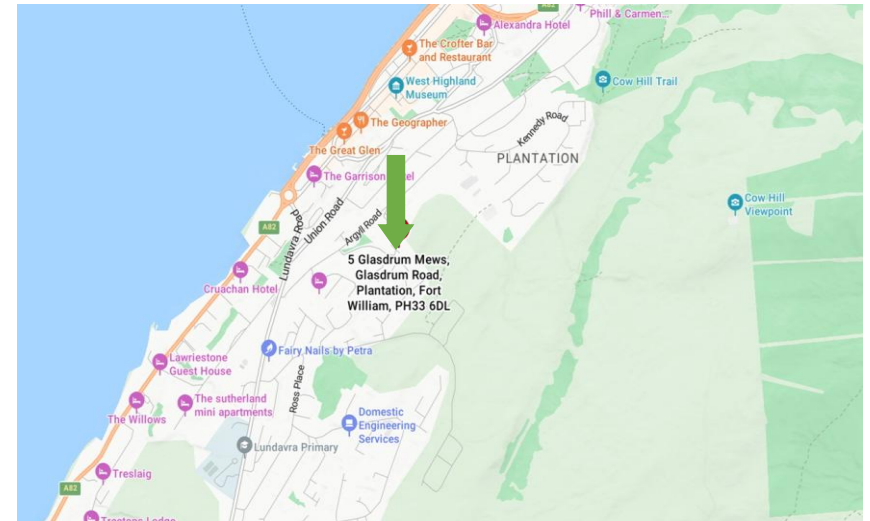
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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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PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

