



7 Canalside Apartments

Banavie, Fort William, PH33 7LY

Guide Price £195,000

Fiuran
PROPERTY

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7 Canalside Apartments is an immaculate top floor Apartment, situated in a stunning position on the banks of the famous Caledonian Canal & Neptunes Staircase. With breathtaking views towards Ben Nevis and surrounding countryside, communal garden area and allocated parking, this Apartment would make a wonderful home, an idyllic holiday retreat, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Superb top floor Apartment
- On the banks of the Caledonian Canal
- Spectacular views towards Ben Nevis
- Beautifully presented & in walk-in condition
- Hallway, open-plan Lounge/Kitchen/Diner
- 2 double Bedrooms and Shower Room
- Double glazed windows & doors
- Electric Wet System Heating
- Communal garden next to Neptunes Staircase
- Private driveway with allocated parking
- Vacant Possession with no onward chain
- Within easy walking distance of the canal



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The accommodation comprises of the Hallway, open-plan Lounge/Kitchen/Diner, 2 double Bedrooms both with fitted wardrobes and the Shower Room.

In addition to its picturesque location, 7 Caledonian Apartments benefits from being double glazed and has electric wet system heating.

Externally, there is a shared gravelled garden/seating area directly next to the 5th lock of the world famous Neptunes Staircase. The private allocated driveway area provides off street parking.

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

APPROACH

From the rear of the Apartments and entry at the side into the foyer and up 2 flights of stairs. Number 7 is on the top floor.

HALLWAY 5.1m x 1.1m

With storage cupboard, radiator, laminate flooring and doors leading to the Lounge, both Bedrooms and the Shower Room.

LOUNGE/DINER 6m x 5.3m

Open plan to the Kitchen, with bay windows to the front elevation with stunning views over the Caledonian Canal & towards Ben Nevis, 2 radiators and wooden flooring.

KITCHEN 3.2m x 2.2m

Open plan to the Lounge/Diner, fitted with a range of solid oak base & wall mounted units with granite work surfaces over, sink & drainer, electric double oven & hob with extractor hood over, tiled splash backs, integrated fridge/freezer, washing machine, breakfast bar, 2 windows to the side elevation and wooden flooring.

BEDROOM ONE 3.6m x 3.2m

With window to the side elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.6m x 3.2m

With window to the front elevation, double built-in wardrobe with sliding mirror doors, radiator and fitted carpet.

SHOWER ROOM 2.2m x 2.1m

With modern white suite comprising large walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the side elevation and tiled flooring.



GARDEN/PARKING

There is a gravelled communal enclosed garden area with stunning views over the Caledonian Canal and out over to Ben Nevis, this is an ideal place for garden furniture and for watching the boats passing on the 5th lock of Neptunes Staircase. There is a gate to the side with direct access onto the canal. The parking area is laid with tarmac with each Apartment having its own allocated parking bay.

SHORT TERM LET LICENCE

7 Canalside Apartments currently holds a short-term licence to let and is rented out as a very successful letting unit. The business is available under separate negotiation.

BANAVIE

Banavie is a small community situated on the banks of the Caledonian Canal. The canal passes through Banavie, before ascending Neptune's Staircase, the longest staircase of locks in the United Kingdom. The scenery around Banavie is exceptional with Ben Nevis dominant on the skyline. While this area offers a quiet, rural location, it is only 3 miles from Fort William.

FORT WILLIAM

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.



7 Canalside Apartments, Banavie



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 & drainage

Council Tax: C

Gross internal floor area (m²) 68

EPC Rating: C71

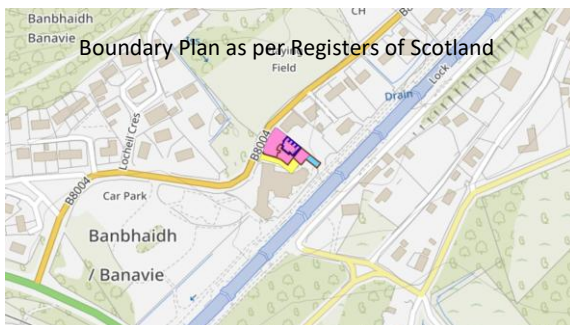
Local Authority: Highland Council

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 town centre, head north on the A82 for around 3 miles. Take the first turning left at the roundabout sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station and cross over the swing bridge at the Caledonian Canal. Turn immediately right on to the B8004 signposted for Banavie & Gairloch. Follow this road round to the right, then left passing the Moorings Hotel. Immediately after the hotel turn in right and drive into the parking area.

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).

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.



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&
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