

9, SUTHERLAND AVENUE, UPPER ACHINTORE



KEY FEATURES

- Spacious detached bungalow.
- Situated in an elevated position
- Enjoying hillside views and the loch
- Three double bedrooms
- Double Glazing
- Air source heat pump heating
- Two reception room
- Good storage throughout
- Garage and additional off street parking
- Energy Performance Rating C:71
- Tenure is freehold
- Council Tax Band E
- Within walking distance of the Town Centre
- Lundavra Primary & Nursery School are around the corner

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £275,000



DESCRIPTION

McIntyre & Company Solicitors & Estate Agents are delighted to bring 9 Sutherland Avenue to the market. The property was built around 1974

9 Sutherland Avenue is a spacious detached bungalow situated in an elevated position enjoying scenic views towards the Conaglen Hills.

In addition to its convenient location the property benefits from spacious living accommodation, good storage, double glazing and a fireplace which has been retained as a feature, though it is no longer in regular use due to the installation of the air source heating system, which now efficiently serves the property's heating needs. However, it can be cleaned and maintained via access in the basement, should a buyer wish to restore or use it. To the rear is a fitted kitchen complete with a variety of wall, drawer and base units. Adjacent is a good size dining room that has adequate space to accommodate a table and chairs and a skylight window.

The roof on the property has been replaced in 2013 and the garage has waterproof rendering.

A charming stream runs alongside the property, adding to its character and providing a pleasant natural feature to enjoy throughout the year.

DIRECTIONS: 9 Sutherland Avenue, Fort William, PH33 6JS

From the West End roundabout turn into Lundavra Road. Continuing up the hill until passing the entrance for the School, take the next left into Sutherland Avenue, and number 9 is the property just before the bus stop.

LOCATION/AMENITIES

Conveniently located in a peaceful area on the outskirts of Fort William but within walking distance or easy reach of the town centre. Lundavra Primary & Nursery Schools are round the corner. The property is within walking distance of a small but well stocked convenience store and on the bus route to the Town Centre with links to the Medical Centre and Lochaber High School. There are beautiful open countryside walks just 5 minutes walk from the property with numerous paths around Blarmachfoldach and the Cow Hill.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

The bus stop is located directly outside the front door of the property, offering exceptional convenience for day-to-day travel.

ACCOMODATION COMPRISES- Vestibule, hall, lounge, three bedrooms, office/study room, shower room, dining kitchen with sun lounge, side entrance/passageway, toilet room, storage/utility room.

ENTRANCE 1.21 m x 1.10m

Storage cupboard with internal hanging rail and one fixed shelf above

INNER HALLWAY

"L" shaped hallway with two storage cupboards. Carpet flooring. Access to the loft.

LOUNGE 5.44 m x 3.62m

Bright and spacious room with large window to the front elevation that affords the room with plenty of natural daylight and views towards the Conaglen hills and the loch , Carpet flooring. traditional open fireplace with exposed brick finish and built-in side shelving.

KITCHEN 3.64m x 2.41m

Spacious rear kitchen fitted with a range of wall, base and drawer units, incorporating a breakfast bar. Tiled splashback to work surfaces and integrated hob. Vinyl flooring throughout. Provides access to the utility room and W.C.

DINING ROOM 3.64m x 2.84m

Spacious dining area with a skylight window providing natural light, carpeted flooring, and a built-in cupboard with shelving for storage. Provides access to the sun lounge.

SUN LOUNGE 3.69m x 2.96m

Spacious area with carpeted flooring, timber-lined ceiling, and sliding patio doors providing access to the rear patio.



HALLWAY 2.46m x 1.04m

Vinyl flooring, with access to a WC and a spacious storage cupboard, which can also be utilised as a practical utility room complete with shelving.

W.C 1.73m x 0.73m

Sink with tiled splashback surround and vinyl flooring.

BEDROOM 2.68m x 2.59m

Front-facing room featuring a large picture window with stunning views, a built-in cupboard, and carpeted flooring.



BEDROOM 2.97m x 3.02m

Rear facing room with carpet flooring and two built in cupboards.

BEDROOM 4.24m x 2.77

Spacious front facing room featuring a large window that allows plenty of natural light and offers attractive open views. The room benefits from extensive built-in storage, including fitted wardrobes and overhead cupboards, carpet flooring and access to the study room.



STUDY ROOM 2.00m x 1.77m

Built-in desk with drawers, fitted carpet flooring, and integrated shelving.

SHOWER ROOM 2.61m x 1.74m

Comprises a good size shower cubicle with tiled finish, wash hand basin set within a vanity unit providing useful storage and W.C and vinyl flooring.



EXTERNALLY

A generously sized elevated patio area offering excellent outdoor space, enclosed by a decorative stone wall. The patio enjoys a bright and open aspect with stunning views across the surrounding hills. Steps provide access to the garden, while the area presents a fantastic opportunity for landscaping or creating an attractive seating and entertaining space.

Rear patio area featuring a paved stone terrace, external heat pump unit, and access to the house via sliding glass doors. Enclosed by low retaining walls and fencing, with a small garden area to the side and steps leading to an upper level. well-maintained outdoor space suitable for seating area.

The property also benefits from a garage and a private driveway which is accessed off Caithness place, providing convenient off-street parking and additional storage space.



McIntyre & Company, 38 High Street, Fort William, PH33 6AT Tel: 01397 703231 Email: property@solicitors-scotland.com Website: www.solicitors-scotland.com

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law@solicitors-scotland.com or telephone 01397 703231.