



18 Argyll Terrace



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Fort William, PH33 6LB

Guide Price £155,000



Fiuran
PROPERTY

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18 Argyll Terrace is a well presented & spacious upper floor Maisonette with 3 Bedrooms. Situated in an elevated position with superb views over Loch Linnhe and the mountains beyond. Conveniently located in Fort William town centre and with private garden & shared drying green, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Lovely upper floor Maisonette
- Elevated views over Loch Linnhe
- Convenient town centre location
- Entrance Hall, Hallway, Lounge/Diner
- Kitchen, 3 Bedrooms & Shower Room
- Attractive log burner in Lounge
- Fully fitted out Loft with power & lighting
- Double glazed windows
- Electric heating
- Garden to front, side & rear
- Free parking to the rear
- On a local bus route
- Near a train station



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The accommodation comprises Entrance Hall, Hallway, open plan Lounge/Diner, Kitchen, 3 double Bedrooms and Shower Room. There is also a fully fitted out Loft with power & lighting.

In addition to its convenient location, this bright upper floor Maisonette is fully double glazed and benefits from electric heating.

18 Argyll Terrace benefits from private gardens to the front, side & rear elevations and also shares a further area to the rear with the Maisonette below. The garden to the front has wonderful views over Loch Linnhe and is the perfect place to sit, relax and enjoy the surrounding countryside. There is communal parking just a 2-minute walk away from the property.

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

APPROACH

Via steps leading to the entrance door at the side of the building.

ENTRANCE HALL

With stairs rising to the Maisonette, window to the side elevation and door leading to the Hallway.

HALLWAY 5.8m x 2.6m (max)

With built-in cupboard, radiator, laminate flooring, doors leading to the Lounge, Dining Area, all Bedrooms & Shower Room and hatch access & retractable stairs leading to the Loft.

LOUNGE/DINER 6.3m x 4.5m (max)

With bay window & further single window to the front elevation taking full advantage of the picturesque views, log burning stove set in an attractive wooden surround with marble hearth, radiator, laminate flooring and sliding door leading to the Kitchen.

KITCHEN 3.3m x 2.9m

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

BEDROOM ONE 3.4m x 3.1m

With window to the front elevation, built-in storage cupboard, radiator and luxury vinyl tile flooring.

BEDROOM TWO 4.3m x 3.3m (max)

With 2 windows to the rear elevation, radiator and fitted carpet.



BEDROOM THREE 3.8m x 3m (max)

With window to the rear elevation, radiator and luxury vinyl tile flooring.

SHOWER ROOM 2m x 1.9m

With fitted with a white suite comprising shower enclosure, wash basin & WC, partly tiled walls, frosted window to the rear elevation and vinyl flooring.

LOFT

There is a fully fitted out Loft with power & lighting which is accessed hatch located in the Hallway.

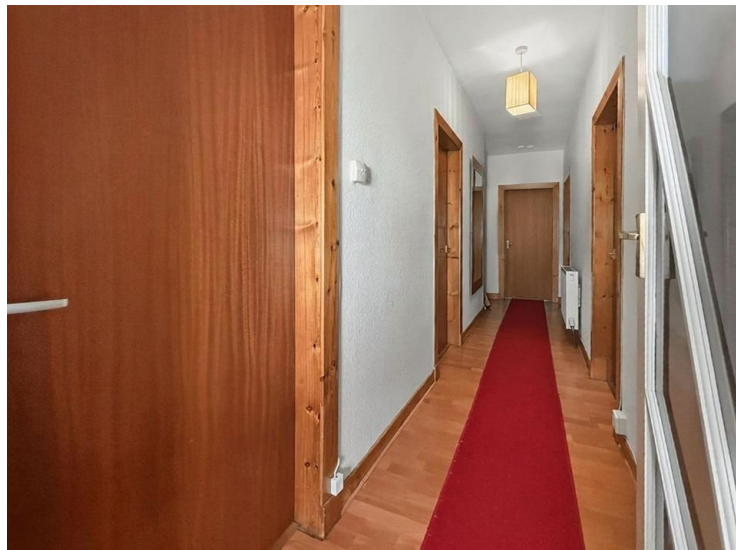
GARDEN

The private garden to the front is laid mainly with grass and is planted a variety of hedging plants, shrubs and bushes with space for dining furniture, the ideal place to sit, relax and enjoy the surrounding countryside. The side garden houses a log store and with border planted with shrubs & bushes. The sizeable rear garden is on 2 levels and is laid mainly with grass offset with hedging plants & mature trees. There is also a shared drying green area to the rear which is shared with the Maisonette below. There is communal free parking available to the rear of this property which is just a 2-minute walk away and can be accessed via a path leading from the rear garden.

LOCATION

Fort William is surrounded with the most breathtaking scenery of mountains and lochs, is steeped in history, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, fishing and water sports, mountain biking and golfing. The area is known as the Outdoor Capital of the UK and attracts visitors all year round.





18 Argyll Terrace, 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) 96

EPC Rating: D62

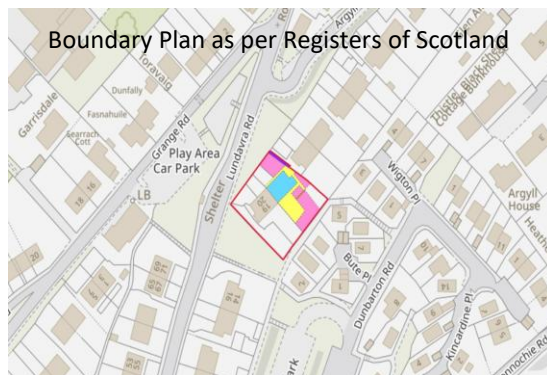
Local Authority: Highland Council

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 the A82 from the West End Car Park roundabout, take the third exit onto Lundavra Road, and continue up the hill for approx. 0.2miles. Turn left on to Argyll Terrace. Number 18 is on the right and can be identified by the For Sale sign.

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.

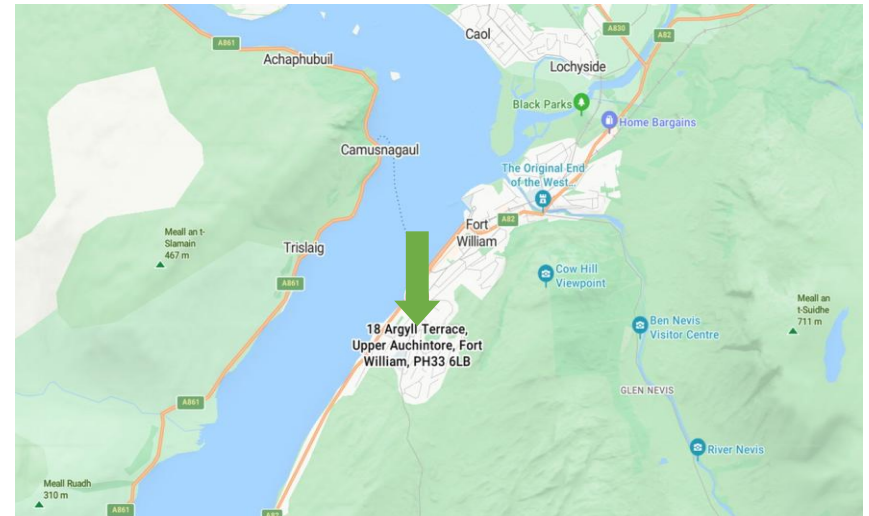
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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