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SOLICITORS & ESTATE AGENTS

31 Grange Road, Fort William, PH33 6JH

Guide Price £175,000



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Key Features

- Modern three-bedroom ground-floor flat
- En-suite shower room to the main bedroom
- Finished to a high standard throughout
- Allocated parking space
- Conveniently located near shops and transport links
- Close to a local park and school
- Enclosed front and rear gardens
- Lovely hillside views from the property
- Council Tax - C
- Tenure - Freehold



31 Grange Road is a desirable three-bedroom ground-floor flat, recently renovated to a high standard. Enjoying an elevated position close to the centre of the popular west coast town of Fort William, with views over Loch Linnhe towards the surrounding hills and countryside, this modern home is finished to a high standard throughout.

The well-proportioned accommodation is conveniently arranged over one level and comprises a lounge, kitchen/diner, three bedrooms, including a main bedroom with en-suite facilities, and a family shower room. The property further benefits from double glazing and oil-fired central heating.

Outside, enclosed front and rear gardens provide inviting spaces to relax and enjoy the surroundings, with gated access to private decking at the front. An allocated parking space adds everyday convenience. The size and location make the property an appealing choice for first-time buyers and families.

Ideally situated for access to Fort William's amenities, the property is close to local shops, supermarkets, restaurants, schools and a park, with rail and bus links also nearby. Known as the 'Outdoor Capital of the UK', Fort William offers a wealth of sporting and recreational opportunities amid spectacular Highland scenery.

The flat also comes with an STL licence in place.

Directions- 31 Grange Road, Fort William, PH33 6JH

At the West End roundabout, take the turning on to Lundavra Road. Proceed up the hill, taking the first right on to Grange Road, passing the Spar shop on the left hand side. The property is located in the last of the four blocks of flats on the left hand side. Walk up the steps and the property entrance is around the corner.



Entrance Porch 1.3m x 1.2m

Built-in cupboard, laminate flooring and a door leading to the hallway.

Hallway-

T-shaped hallway featuring wall panelling throughout, ceiling spotlights and a built-in cupboard, with doors leading to the three bedrooms, lounge and family shower room.

Lounge 4.92m x 3.72m

Spacious room featuring wall panelling, ceiling spotlights and laminate flooring, with a front-facing window enjoying views towards Loch Linnhe.

Kitchen- diner 2.73m x 2.92m

Modern fitted kitchen featuring a sliding barn door, a range of wall and base units with under-cabinet lighting, an integrated hob, extractor fan, oven and dishwasher, complemented by laminate flooring.

Shower room 1.80m x 2.04m

Modern shower room featuring a large walk-in shower with marble-effect wet wall panels, WC, wash hand basin, touch-operated illuminated mirror and heated towel rail, complemented by vinyl flooring.

Bedroom 3.11m x 3.66m

Double bedroom enjoying views towards Loch Linnhe, featuring laminate flooring, ceiling spotlights and power sockets with integrated USB ports.

Bedroom 3.53m x 2.89m

Double bedroom featuring laminate flooring, power sockets with integrated USB Ports and a door leading to the en-suite.

En-suite 2.95m x 1.12m

Modern shower room featuring a walk-in shower with marble-effect wet wall panels, WC, wash hand basin, touch-operated mirror, heated towel rail and shaver sockets.

Bedroom 2.73m x 3.65m

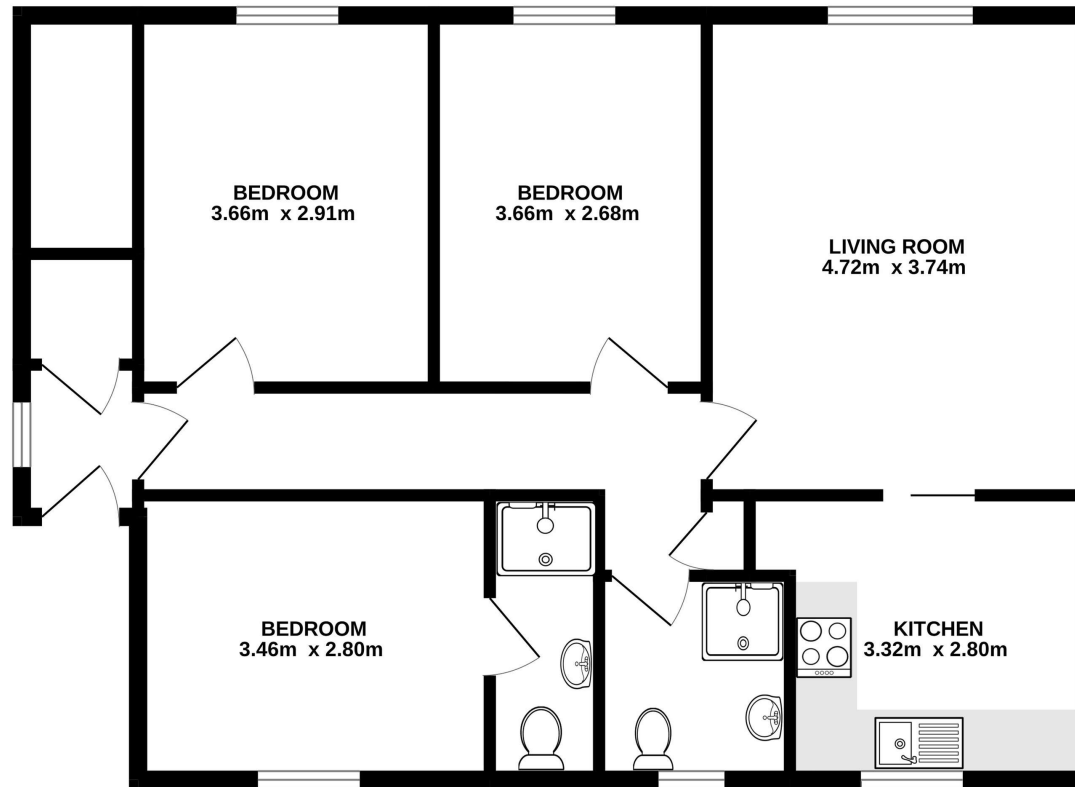
Double bedroom featuring laminate flooring, power sockets with integrated USB ports and a front-facing window.



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GROUND FLOOR



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01397 703231

property@solicitors-scotland.com

solicitors-scotland.com