

8 ROSS PLACE, UPPER ACHINTORE



KEY FEATURES

- Three bedroom top floor flat
- Double Glazing/ Council Tax Band C
- Energy Performance Rating C:75
- Short walk to the local primary school
- Within walking distance of Fort William Town Centre and on a bus route
- Amazing loch views
- Rear communal garden
- Ideal first time buyer home
- Ample on-street and nearby resident parking.

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £150,000

DESCRIPTION

8 Ross Place is situated in an elevated position within a residential area. This spacious top floor flat boasts an attractive open views towards Loch Linnhe and is conveniently located close to local amenities and transport links. The building is surrounded by communal green spaces and benefits from resident's parking and a external storage shed. The property also benefits from a large internal storage cupboard, providing excellent additional storage space.

DIRECTIONS: 8 Ross Place, Upper Achintore, PH33 6JZ

From Fort William High Street head west towards the West End Roundabout. At the roundabout take the turn onto Lundavra Road. Continue uphill on Lundavra Road. Turn left onto Connochie Road following Connochie Road as it curves to the right and continue onto Ross Place taking the first turning on the left and turn left again No. 8 Ross Place is at the far end.

LOCATION/AMENITIES

Upper Achintore is situated within a popular residential area on the western outskirts of Fort William. The location provides a peaceful setting while remaining conveniently close to the town centre, where a wide range of amenities are available, including supermarkets, shops, cafés, restaurants, banks and other local services. Primary and secondary schools, healthcare facilities including Belford Hospital, and leisure amenities are all within easy reach. The area benefits from regular public transport links and offers excellent access to outdoor recreational activities, with nearby walking and cycling routes, Loch Linnhe, Glen Nevis and Ben Nevis making it an attractive location for residents seeking both convenience and access to the surrounding Highland landscape.

ACCOMMODATION: Inner Hallway, Lounge, Fitted Kitchen, Family Bathroom and Three Bedrooms.

HALLWAY

L-shaped hallway with carpet flooring and two built-in storage cupboards.

LOUNGE 4.52m x 3.86m

Bright and spacious lounge with hardwood flooring, enjoying panoramic views over Loch Linnhe.

FITTED KITCHEN 4.52m x 3.01m

Modern fitted kitchen featuring a range of wall and base units with solid wood effect worktops, integrated electric oven, hob with extractor hood, hardwood flooring. A large picture window provides attractive open views towards the surrounding hills.

FAMILY BATHROOM 1.71m x 2.67m

Modern fitted bathroom comprising a bath with a shower overhead and shower screen, laminate flooring, heated towel rail, WC, and wash hand basin with vanity unit below. Finished with wet wall panelling around the bath and sink.



BEDROOM 3.24m x 2.13m

Rear-facing bedroom with carpet flooring and a built-in storage cupboard.



BEDROOM 3.65m x 2.90m

Rear-facing double bedroom with carpet flooring.



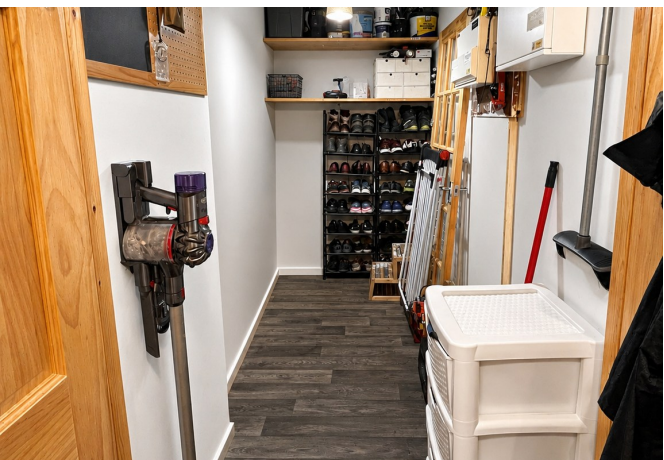
BEDROOM 3.66m x 3.54

Rear-facing double bedroom with carpet flooring and a large built-in wardrobe, providing excellent storage space.



Large Storage room/Bike Store 2.87m x 1.30m

A spacious and versatile storage room with excellent shelving, wall-mounted storage, and vinyl flooring.





View from the property

EXTERNAL

The property benefits from communal garden grounds predominantly laid to grass. Surrounded by mature trees and established greenery. An external storage shed conveniently located to the side of the property.



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