



15 Wades Road

Inverlochy, Fort William, PH33 6NF

Guide Price £265,000

Fiuran
PROPERTY

[Fiuran.co.uk](https://www.fiuran.co.uk)

15 Wades Road

Inverlochy, Fort William, PH33 6NF

Located in the much sought after village of Inverlochy, 15 Wades Road is a beautifully presented end-terraced House. With private driveway, sizeable, enclosed garden and large timber shed, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely end terraced House
- Village location close to Fort William
- Within walking distance of the town centre
- Hallway, Lounge, Kitchen/Diner, Utility Room
- Inner Hall, Cloakroom, Upper Landing
- 3 Bedrooms and family Bathroom
- Fully fitted out large Loft with power & lighting
- Tastefully decorated and in walk in condition
- Attractive multi-fuel stove in Lounge
- Double glazed windows & oil heating
- Garden to the front, side & rear
- Large Timber shed with power & lighting
- Private driveway with parking
- Ideal purchase for first time buyers
- Wonderful family home



Located in the much sought after village of Inverlochy, 15 Wades Road is a beautifully presented end-terraced House. With private driveway, sizeable, enclosed garden and large timber shed, it would make a wonderful family home.

The ground floor accommodation comprises Hallway with stairs rising to the first floor & understairs storage cupboard, Lounge with log burner, fitted Kitchen/Diner, Inner Hallway, Utility Room and Cloakroom.

The first floor accommodation offers the Upper Landing, 3 Bedrooms and Bathroom. There is also a fully fitted out Loft with power & lighting accessed from Bedroom Three.

In addition to its peaceful location, 15 Wades Road offers spacious accommodation in a traditional layout, is fully double glazed and benefits from oil heating. It is set within attractive sizeable low maintenance grounds. The private driveway offers off street parking.

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

APPROACH

Via the front garden and entrance at the side into Hallway or at the rear into the Inner Hallway.

HALLWAY 3.1m x 3m (max)

With carpeted stairs rising to the first floor, under stair storage cupboard, radiator, tiled flooring, doors leading to the Lounge and Kitchen/Diner.

LOUNGE 4.7 x 3.5m

With dual aspect windows to the front & side elevations, recess with book shelf & cupboard, attractive multi fuel stove, radiator, laminate flooring and door leading to the Inner Hallway.

KITCHEN/DINER 3.2.m x 3.2m

Fitted with range of base & wall mounted units, complementary work surfaces over, splashbacks, ceramic sink, integrated double electric oven, gas hob with extractor hood, space for fridge/freezer, space for dining furniture, radiator, window to the front elevation and laminate flooring,

INNER HALLWAY 1.9m x 1m

With tiled flooring, doors leading to the Utility Room and WC and external door leading out to the rear garden.

UTILITY ROOM 2.6m x 1.8m

With base and wall mounted units, work surface over, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, radiator, window to the rear elevation and tiled flooring.



CLOAKROOM 1.9m x 1m

With white suite comprising wash basin set in a vanity unit, WC, heated towel rail and laminate flooring.

UPPER LANDING 4.4m x 3m (max)

With dual aspect windows to the rear & side elevations, fitted carpet and doors leading to all 3 Bedrooms and the family Bathroom.

BEDROOM ONE 3.3m x 3.2m

With window to the front elevation, radiator and laminate flooring.

BEDROOM TWO 3.5m x 3.3m

With window to the front elevation, 2 large free standing wardrobes, radiator and fitted carpet.

BEDROOM THREE 3m x 2.5m

With window to the rear elevation, radiator, laminate flooring and access hatch to the fully fitted out Loft.

BATHROOM 2m x 1.8m

With white suite comprising bath with shower over, wash basin, WC, heated towel rail, tiled walls & tiled flooring.

LOFT

The loft is accessed via a hatch and retractable ladder in Bedroom Three and has power, lighting, laminate flooring and Velux style window.



GARDEN

Sizeable, well-maintained, low-maintenance garden to the front, side & rear of the property. The front garden is laid to one side with tarmac for parking and AstroTurf to the other side. The side area is enclosed with a timber fence & gate, laid with tarmac and leads through to the rear garden. The rear garden is also enclosed by a timber fence, is laid with gravel offset with paved slabs, and offers ample space for garden furniture, the perfect suntrap area for dining al fresco and with mountain views. There is also a large timber shed with power & lighting. The private driveway provides off-street parking.

INVERLOCHY

Inverlochy is a popular village close to the town of Fort William. It has its own primary school and nursery school. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing, and outdoor/adventure pursuits. The nearby town of Fort William is within walking distance and offers further services & amenities.



Boundary Plan as per Registers of Scotland



15 Wades Road, Inverlochy



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
LPG bottles for gas hob

Council Tax: Band D

Gross internal floor area (m²) 87

EPC Rating: D56

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

Follow the A82 from Fort William until you reach Nevis Bridge, then turn left. At the mini roundabout turn left into Inverlochy. Continue down the hill past the school on your left. Wades Road is the third turning on the left. Number 15 is on the right and can be identified by the For Sale sign.

FORT WILLIAM

Steeped in history, this area 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. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & 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.

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.

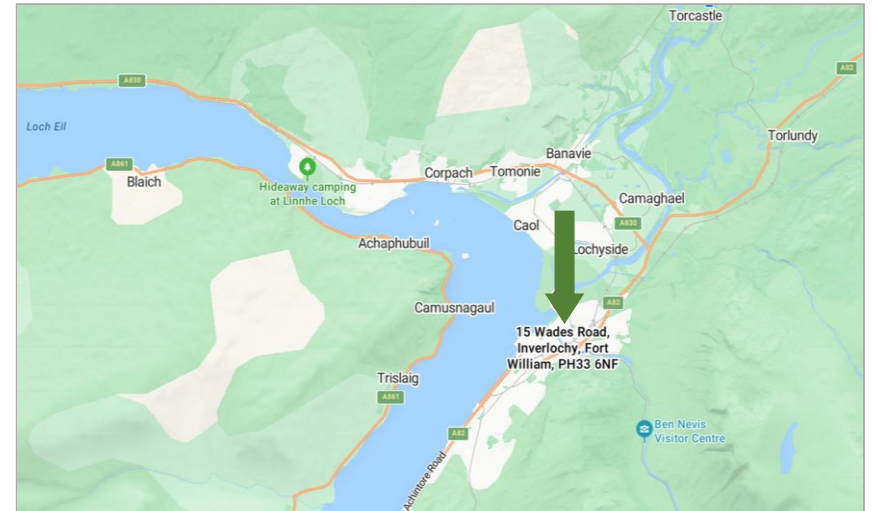
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

