



## 11 Glenloch Road

Fort William, PH33 6GY

Guide Price £375,000

**Fiuran**  
PROPERTY

# 11 Glenlochy Road

Fort William, PH33 6GY

Built in 2008, 11 Glenlochy Road is a beautifully presented & spacious detached Villa with 4 Bedrooms. Ideally positioned in the heart of Fort William and within easy walking distance of the town centre. The property benefits from a private driveway, integral Garage and well-maintained garden featuring an array of colourful flowers and shrubs, making it an excellent family home.

Special attention is drawn to the following:-

## Key Features

- Stunning modern detached Villa
- Beautifully presented & in walk-in condition
- Hallway, Lounge, Dining Room, Kitchen
- Utility Room, Cloakroom, Upper Landing
- Split level Upper Landing, Bathroom
- 4 double Bedrooms (2 En Suite)
- All Bedrooms with built-in wardrobes
- Oil fired central heating
- Double glazed windows & external doors
- Integral Garage with power & lighting
- Well-maintained garden
- Timber shed in the side garden
- Driveway for private parking
- Within walking distance of the town centre
- Wonderful family home



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The lower accommodation comprises the Hallway, Lounge, Dining Room, Kitchen, Utility Room and Cloakroom.

The First Floor consists of the split level Landing, 4 double Bedrooms 2 with En Suite facilities & all with built-in wardrobes and the family Bathroom. There is also the hatch to the Loft.

11 Glenloch Road is located on the exclusive Glenloch development and was built to a very high standard. The property benefits from oil fired central heating and is fitted with double glazed windows & external doors.

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

#### **APPROACH**

Via the front garden and entry into the Hallway.

#### **HALLWAY** 5m x 1.7m (max)

With external door & panel window to the front elevation, carpeted stairs rising to the first floor, 2 large storage cupboards, radiator, wooden flooring and doors leading to the Lounge, Kitchen and the Cloakroom.

#### **LOUNGE** 5.1m x 3.6m

With windows to the front elevation, feature fire place & surround, radiator and newly fitted carpet.

#### **DINING ROOM** 4m x 3.4m

Open plan to the Kitchen, radiator, laminate flooring and external sliding doors leading out to the rear garden.

#### **KITCHEN** 4.9m x 2.8m

Open plan to the Dining Room and fitted with a range of modern wall & base mounted units, complementary work surfaces over, Belfast style sink, electric oven & hob with extractor hood over, tiled splash backs, dishwasher, integrated fridge, integrated freezer, breakfast bar, 3 windows to the rear elevation, laminate flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 2.8m x 1.8m

With window to the rear elevation, base unit, stainless steel sink & drainer, tiled splash backs, plumbing for washing machine, space for tumble dryer, tiled flooring and door leading out to the side garden.

#### **CLOAKROOM** 1.8m x 1.4m

With white suite comprising wash basin & WC, frosted window to the front elevation and tiled flooring.

#### **UPPER LANDING** 5.6m x 2.2m (max)

T-shaped split level landing, storage cupboard, newly fitted carpet and doors leading to all Bedrooms and the family Bathroom.



**BEDROOM ONE** 5m x 4.2m (max)

With windows to the front elevation, built-in wardrobes with sliding mirrored doors, radiator, fitted carpet and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 2.9m x 1.7m

With white suite comprising bath with shower over, 2 wash basins set in a vanity unit, WC, heated towel rail, partly tiled walls and tiled flooring.

**BEDROOM TWO** 4.2m x 3.2m

With windows to the rear elevation, built-in wardrobes with sliding mirrored doors, radiator and fitted carpet.

**FAMILY BATHROOM** 2.6m x 2.4m (max)

With white suite comprising bath with shower over, wash basin, WC, partly tiled walls and tiled flooring.

**BEDROOM THREE** 4.2m x 2.9m

With windows to the front elevation, built-in wardrobe, radiator and fitted carpet.

**BEDROOM FOUR** 3.8m x 3.3m

With windows to the rear elevation, built-in wardrobe with sliding mirrored doors, radiators, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.8m x 0.8m

With white suite comprising shower enclosure, wash basin, WC, partly tiled walls and tiled flooring.

**LOFT**

The partially floored Loft is accessed via a hatch in the Upper Landing.





**GARAGE** 6m x 3.2m

With up & over door to the front elevation, power, lighting and concrete flooring.

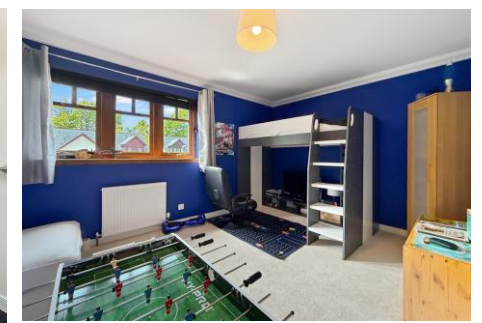
There is EV charger to the side of the property.

**EXTERIOR**

One side of the front garden is laid partly with grass and is offset with shrubs & bushes. The other side of the front garden is laid with mono block paving and leads to the Garage. There is gated access through to the rear garden. The rear garden is laid mainly with gravel & has raised beds planted with a variety of mature shrubs, bushes & seasonal planting. There is a paved patio area leading out from the Dining Room, which provides space for garden furniture. The rear garden is a sun trap area and fully enclosed providing an ideal place to sit, relax and for dining alfresco.

**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.



# 11 Glenlochy Road, 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 & drainage

**Council Tax:** Band F

**EPC Rating:** C74

**Gross internal floor area (m<sup>2</sup>)** 155

**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.

Boundary Plan as per Registers of Scotland



## DIRECTIONS

From Fort William follow the A82 north, take the first left after crossing the Nevis Bridge (before the traffic lights). Continue down the hill towards the end of the cul-de-sac, Number 11 is on the corner on the left-hand side 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.

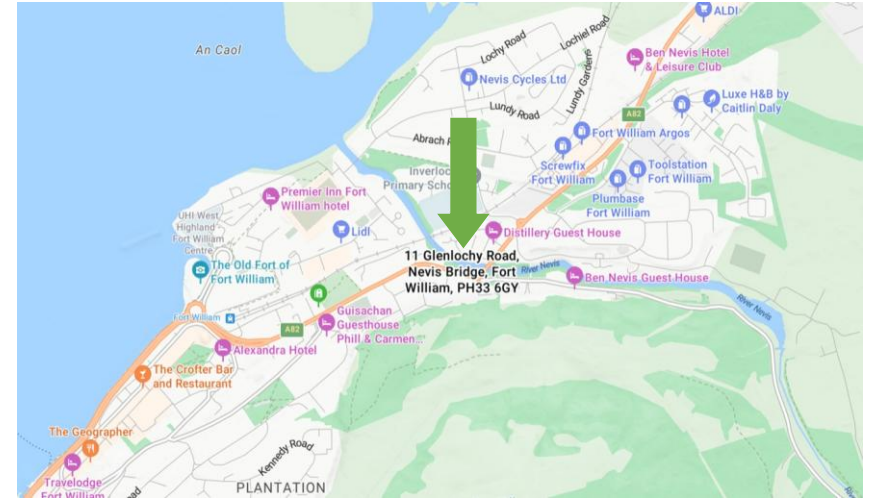
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://www.sepa.org.uk)).

Prospective purchasers are advised to 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

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