



9 TELFORD PLACE | CLAGGAN | FORT WILLIAM | PH33 6QG



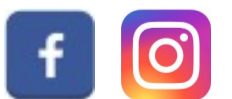
**PRICE GUIDE: £240,000**

Centrally located within the popular residential area of Claggan in Fort William, this attractive extended semi-detached home enjoys lovely views towards Ben Nevis and the surrounding hillsides. 9 Telford Place presents a rare opportunity to acquire a spacious and beautifully presented family home, set within mature garden grounds. Tastefully extended and modernised in recent years, the property offers generous and flexible accommodation, including a contemporary fitted kitchen, a bright dual-aspect lounge/dining room, a separate dining room, a striking family shower room, and five well-proportioned bedrooms, two of which benefit from en-suite facilities. Additional features include electric underfloor heating in selected areas, enhancing comfort throughout the home, which benefits from double glazing and electric heating. Presented in excellent decorative order, the property is perfectly suited as a substantial family residence or, as previously operated, offers excellent potential to generate income as a successful Airbnb or holiday let.

Situated just one mile from Fort William town centre, Claggan enjoys an enviable location close to the spectacular scenery of Glen Nevis and Ben Nevis. Fort William provides an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, primary and secondary schools, healthcare facilities, and both rail and bus links. Renowned as the Outdoor Capital of the UK, the area offers an outstanding choice of year-round leisure pursuits, including hill walking, climbing, mountain biking, skiing, golf, fishing, and water-sports.

- Attractive Extended Semi-Detached Property
- Desirable Location with Stunning Views
- Lounge/Dining Room
- Dining Room
- Contemporary Kitchen
- 5 Bedrooms (2 En-Suite)
- Family Shower Room
- Double Glazing & Electric Heating
- Solar Photovoltaic Panels
- Garden with Shed, Polytunnel & Off-Street Parking
- EPC Rating: D 65

**MacPhee & Partners**  
 Airs House, An Aird, Fort William, PH33 6BL  
 01397 702200  
 estateagency@macphee.co.uk :: www.macphee.co.uk



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## Accommodation

### Entrance Porch 1.6m x 1.6m

With contemporary wooden front door. Window to side. Tiled flooring. Glazed door to hallway.

### Hallway 2.4m x 1.1m

With stairs to upper level. L-shaped understair open cupboard (2.5m x 2.0m with light) with access to basement. Doors to lounge/diner and bedroom hallway.

### Lounge/Diner 6.4m x 3.4m

Slightly L-shaped, with window to front and patio door to rear. Laminate flooring. Door to dining room.

### Dining Room 2.9m x 2.9m

Slightly L-shaped, with window to rear. Laminate flooring. Door to kitchen.

### Kitchen 4.2m x 2.6m

With window to rear. Newly fitted, modern white gloss kitchen units offset with solid wood work surfaces. Hotpoint double oven. Belling induction hob with Hotpoint extractor over. Stainless steel sink unit with glass top and black glass splashback. Laminate flooring. Half glazed door to side garden.

### Bedroom Hallway 1.1m x 1.0m

With window to front. Doors to bedroom and en-suite shower room.

### Bedroom 4.2m x 2.9m

With window to side. Recessed wardrobe area. Door to en-suite shower room.

### En-Suite Shower Room 1.8m x 1.8m

With frosted window to front. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and wet walled shower cubicle with Triton shower. Wet-walling splashback. Tiled flooring. Heated towel rail.

## Upper Level

### Landing 1.9m x 1.8m

L-shaped, with hatch to loft. Doors to inner hallway and bedrooms.

### Inner Hallway 1.9m x 0.9m

With doors to bedrooms and shower room.

### Bedroom 3.1m x 2.9m

With window to front. Walk-in cupboard (1.7m x 0.9m, with light). Under floor heating.

### Shower Room 2.3m x 1.9m

With frosted window to side. Fitted with modern WC and wash hand basin set on grey coloured gloss vanity unit, with fully tiled walk-in shower. Tiled splashback. Tiled underfloor heating.

### Bedroom 3.6m x 3.2m

With window to rear. Recessed wardrobe area. Under floor heating.

### Bedroom 3.6m x 3.2m

With window to rear. Angled fitted cupboard. Walk-in cupboard (1.9m x 1.7m, with built-in wardrobe and shelving).

### Principal Bedroom 5.1m x 3.5m

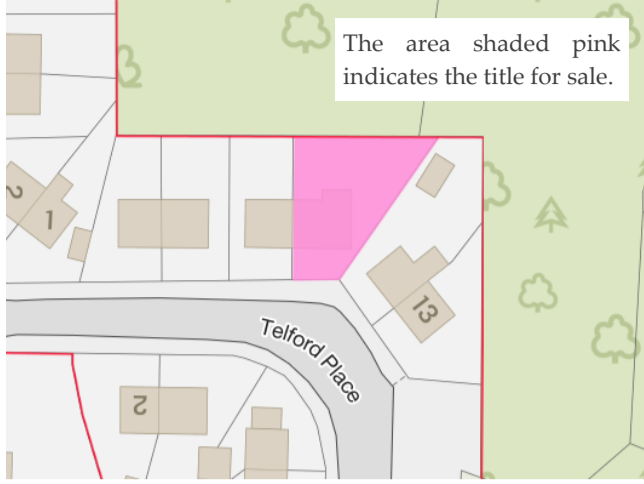
With two windows to front. Door to en-suite shower room.

### En-Suite Shower Room 2.6m x 1.2m

Fitted with white WC, wash hand basin set on vanity unit and walk-in shower with dual head mains shower. Fully tiled. Tiled underfloor heating.



## Title Plan



## Garden

The property enjoys a corner plot with off-street parking. The front garden, with parking, enjoys an area of lawn offset with shrubs and flowerbeds. A walkway leads to the side with steps to the rear garden, which features a decking and fire-pit seating area. The remaining grounds are laid to lawn. Garden shed (3.7m x 2.7m, with light and power).

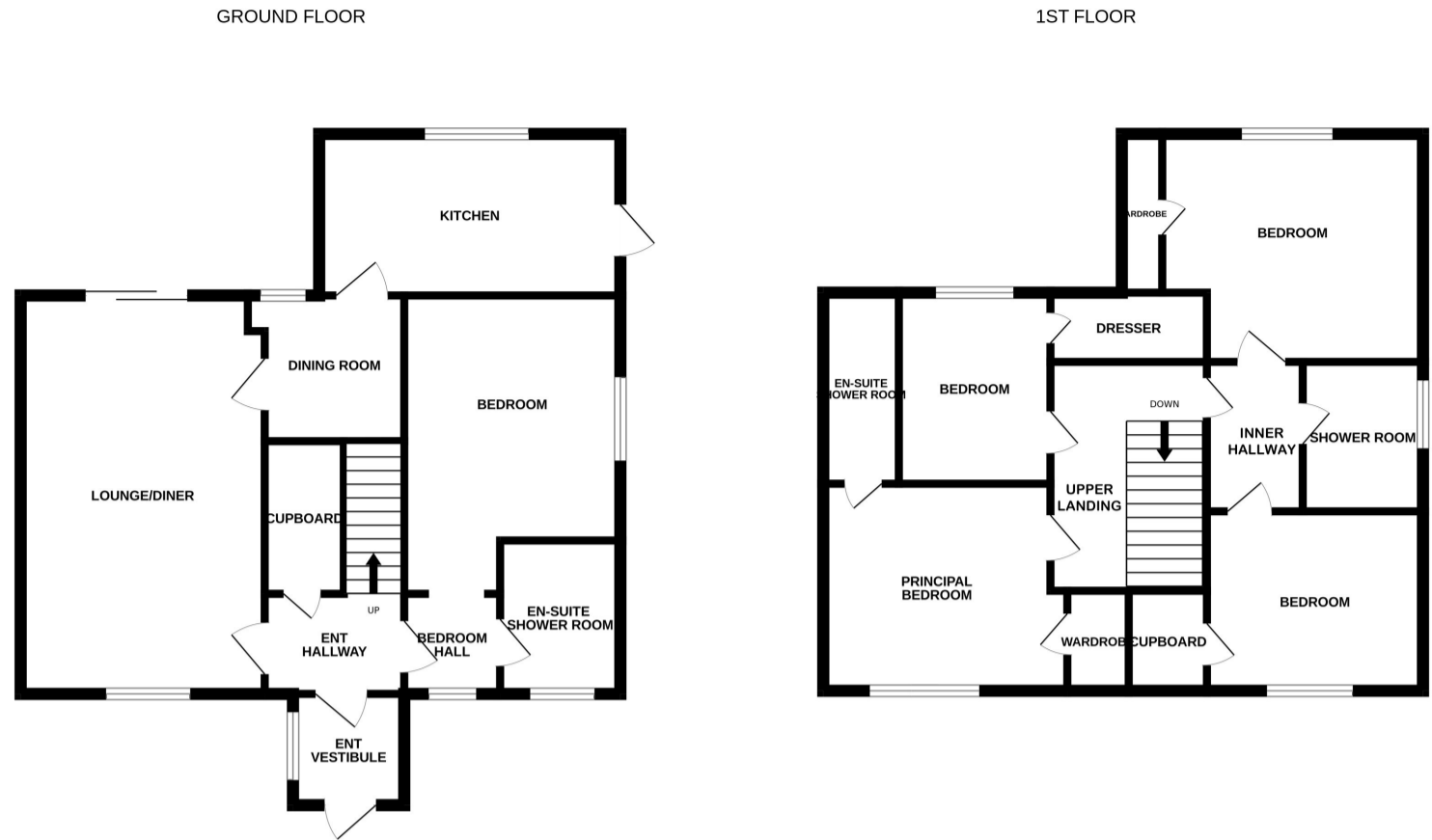
## Travel Directions

From Fort William travelling north on the A82 for 1 mile, take the second turning in to Claggan. Follow the road ahead towards the 'Spar' shop and continue ahead onto Carn Dearg Road, turning left onto Grant Place and right again onto Telford Road. Number 9 is the last property on the left hand side.

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## Floor Plan



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