



7 WIGTOWN PLACE | FORT WILLIAM | PH33 6UX

**GUIDE PRICE: £220,000**

Centrally situated, in an elevated position above Fort William town centre, the sale of 7 Wigtown Place forms a most attractive, semi-detached dwellinghouse, with garage and off-street parking, with partial views over Loch Linnhe to the countryside beyond. Benefiting from double glazing, recently installed air source central heating, and a new roof, the property is in excellent order and well presented. Offering spacious accommodation, conveniently arranged over two levels, 7 Wigtown Place comprises a bright entrance vestibule, large lounge/diner, spacious fitted kitchen, cloakroom and rear vestibule on the ground floor, whilst three double bedrooms and a family bathroom are located on the upper floor. Due to the size and location, the property would be ideally suited to a superb family home, or would provide an exciting investment opportunity, for the very buoyant rental markets, with the garage and well-maintained grounds further complementing the accommodation.

Enjoying a location close to the centre of Fort William, the property is well placed to take advantage of all the amenities and the many leisure and pleasure activities which the area has to offer. With Fort William being 'The Outdoor Capital of the UK', fishing, sailing, skiing, hill walking, biking etc are all to hand - not forgetting schools, shops etc.

- Desirable Semi-Detached Dwellinghouse
- Convenient Central Town Location with Loch Views
- New Roof
- Lounge/Diner
- Large Kitchen
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Double Glazing
- Newly Installed Air-Source Central Heating
- Attached Garage & Garden with Driveway
- EPC Rating: C 76

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



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**Entrance Porch 2.7m x 1.4m**

With glazed UPVC entrance door and glazed panel to side. Glazed door to lounge/diner.

**Lounge/Diner 5.4m x 4.4m**

With double window to front. Laminate flooring. Door to hallway.

**Hallway**

With stairs to upper level. Glazed door to rear vestibule. Door to kitchen and cloakroom.

**Kitchen 4.5m x 3.6m**

With double window to rear. Fitted with blue coloured kitchen units, offset with marble effect work surfaces. Integral Lamona oven. Beko electric hob with stainless steel Cooke & Lewis extractor chimney over. Plumbing for washing machine. Stainless steel sink unit. Wet-walling splashback. Built-in pantry cupboard. Laminate flooring.

**Cloakroom 1.9m x 1.0m**

With single glazed window to rear. Fitted with white WC and wash hand basin.

**Rear Vestibule 0.8m x 0.8m**

With glazed wooden door to rear garden. Built-in cupboard.

**Upper Level**

**Landing**

With two built-in cupboards. Hatch to loft. Doors to bedrooms and bathroom.

**Bedroom 3.5m x 3.0m**

With window to front.

**Bedroom 4.4m x 3.6m**

L-shaped, with window to front.

**Bedroom 4.5m x 3.6m**

T-shaped, with window to rear. Built-in wardrobe.

**Bathroom 1.9m x 1.7m**

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Wet-walling splashback.

**Garage 4.9m x 2.8m**

With metal up-and-over door. With light and power.

**Garden**

The property is accessed to the side of the attached garage, which is laid to gravel for ease of maintenance, offset with hexagonal stepping stones and mature bushes. A tarmac parking area is located to the other side of the garage and leads to the side paved pathway. The rear garden is a lovely private space, split over two levels, providing a fantastic paved patio area ideal for entertaining, and a lower lawned area, offset with mature shrubs and bushes.

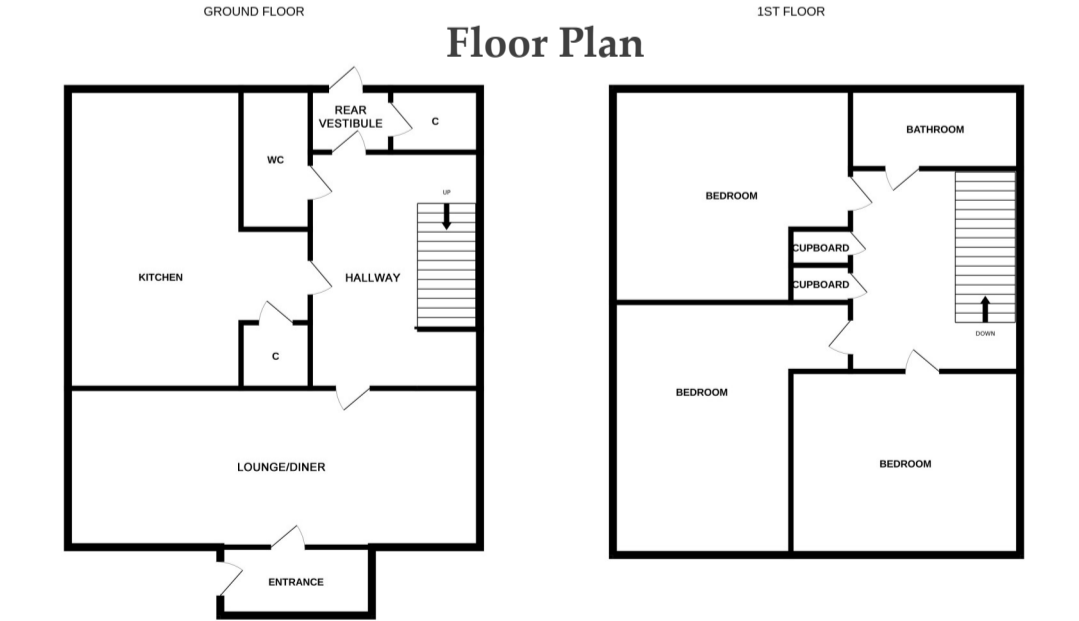
**Travel Directions**


At the West End roundabout in Fort William, take the turning on to Lundavra Road. Proceed up the hill and turn left onto Connochie Road, following the road up and then left down on to Dunbarton Road. Follow this road down past Bute Place and turn left on to Wigtown Place. Number 7 is the first property on the right hand side.

 what3words [composes.glaze.blindfold](https://www.what3words.com/composes.glaze.blindfold)



The area outlined red indicates the title for sale.



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