



## 3 Galloway Place

Loch View Estate, Fort William, PH33 6UH

Guide Price £285,000

**Fiuran**  
PROPERTY



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3 Galloway Place is a lovely, detached Bungalow with 3 Bedrooms, located in the popular & much sought after Loch View Estate and with elevated loch & mountain views. Offering spacious accommodation in a traditional layout, with private garden, Garage and within walking distance of the town centre, it would make a wonderful family home.

Special attention is drawn to the following: -

### Key Features

- Spacious detached Bungalow
- Quiet cul-de-sac location
- Lovely, elevated loch & mountain views
- Hallway, Lounge, Dining Room, Kitchen
- Vestibule, Bathroom, 3 Bedrooms (1 En Suite)
- Excellent storage throughout
- Air source central heating
- Triple glazed windows
- Well-maintained garden
- Shed & log store
- Attached substantial Garage
- Driveway with parking
- Wonderful family home



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The accommodation comprises entrance Hallway with built-in cupboard, Lounge with attractive fireplace & multi-fuel stove, Dining Room with patio doors leading to the rear garden, Kitchen, rear Vestibule, family Bathroom and three double Bedrooms (one with En Suite Shower Room). There is a large, fully floored Loft space with lighting.

In addition to its convenient location, this very desirable Bungalow is fully triple glazed with air source central heating. It also benefits from a new roof in 2016 and a newly tarred driveway.

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

#### **APPROACH**

Via the tarmac driveway which leads to the front of the property and entrance into Hallway or at the rear into the Vestibule.

#### **HALLWAY** 6.6m x 5.1m (max)

L-shaped with 2 radiators, laminate flooring, storage cupboard and doors leading to the Lounge, Dining Room, Kitchen, family Bathroom and all 3 Bedrooms.

#### **LOUNGE** 6.2m x 4m

With large picture window to the front elevation, attractive fireplace with multi-fuel stove, radiator, and laminate flooring.

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

With radiator, laminate flooring, glazed sliding patio doors to the rear elevation leading out to the garden and semi-open plan to the Kitchen.

#### **KITCHEN** 3.95m x 2.9m

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, Respatex style wall panelling, electric cooker, fridge, dishwasher, radiator, tiled effect vinyl flooring, window to the rear elevation and semi-open plan to the Vestibule.

#### **VESTIBULE** 3.1m x 0.9

With large storage cupboard housing the hot water tank, tile effect vinyl flooring and external door leading to the rear garden.

#### **BEDROOM ONE** 3.9m x 3.05m (max)

With window to the front elevation, built-in wardrobe with sliding doors, radiator, laminate flooring and door leading to the En Suite.

#### **EN SUITE** 2.7m x 0.85m

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

#### **BEDROOM TWO** 4.1m x 3.9m (max)

With window to the front elevation, built-in wardrobe with sliding doors, radiator and fitted carpet.





**FAMILY BATHROOM** 2.90m x 1.8m

With white suite comprising bath with shower over, wash basin & WC set in a vanity unit, heated towel rail, tiled walls & flooring and frosted window to the rear elevation.

**BEDROOM THREE** 4.3m x 3m

With window to the rear elevation, built-in wardrobe with sliding doors, radiator and fitted carpet.

**GARAGE** 6m x 4m

With window to the rear elevation, up & over door to the front, a workbench/tool storage area, plumbing to utility area, power & lighting and concrete flooring.

**GARDEN**

Sizable, well-maintained garden with paved area to the rear elevation. This is an ideal area for dining al-fresco whilst taking in the stunning views. There is a timber shed, log store and ample parking for multiple vehicles.



# 3 Galloway Place, 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 and drainage.

**Council Tax:** Band E

**EPC Rating:** D60

**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.

## FORT WILLIAM

Fort William is a town with a population of around 16,000, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population.

## 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.

## DIRECTIONS

At the West End roundabout take the fourth exit onto Lundavra Road, continue straight up the hill and turn left onto Loch View Estate. Galloway Place is located on the right, Number 3 is directly ahead.

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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