



81 ALMA ROAD | FORT WILLIAM | PH33 6HF

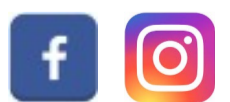
PRICE GUIDE: £188,000

Centrally located in an elevated position above Fort William town centre, 81 Alma Road is a desirable semi-detached home, set within beautifully maintained and mature garden grounds. Commanding stunning views across Loch Linnhe and the surrounding countryside, this deceptively spacious property offers versatile family accommodation arranged over two levels. The home benefits from double glazing and solid-fuel central heating, complemented by newly installed radiators. A particular feature of the property is the generous attic space, accessed via fixed stairs, providing excellent additional accommodation potential, ideal as a home office, hobby room, playroom or extensive storage area. While some modernisation may be desirable, the property has been well maintained and is presented in good order throughout. It would make an excellent family home, as currently enjoyed by the owners, or alternatively an investment opportunity within the area's strong and buoyant rental market. The current owners have invested considerable time and effort into creating exceptional outdoor spaces. The mature gardens are beautifully landscaped, featuring colourful seasonal planting, lawns, a greenhouse, and an attractive raised gravelled patio area, from which to enjoy the spectacular outlook. The generous plot also benefits from the rare advantage of off-street parking to the side of the property, which is currently lawned over.

Ideally situated close to the centre of Fort William, the property enjoys convenient access to a wide range of local amenities, including schools, shops, restaurants and transport links. Known as the "Outdoor Capital of the UK", Fort William offers an outstanding range of leisure pursuits, including hill walking, mountain biking, skiing, sailing, fishing and climbing, all within easy reach.

- Desirable Semi-Detached Dwellinghouse
- Convenient Central Town Location with Superb Loch Views
- Lounge/Diner
- Kitchen/Diner with Walk-in Pantry Cupboard
- 3 Double Bedrooms
- Bathroom
- Floored Attic with Fixed Steps
- Double Glazing & Solid Fuel Central Heating
- Beautiful Landscaped Garden with Greenhouse
- Off-Street Parking (currently lawned over)
- EPC Rating: D 55

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Accommodation

Entrance Hallway 3.4m x 2.0m

Wooden front door, with single glazed, frosted panels. L-shaped, with window to front. Stairs to upper level. Doors to lounge/diner and bathroom.

Lounge/Diner 4.7m x 3.7m

Slightly L-shaped, with picture window to front. Open fire with brick effect surround, tiled hearth and wooden overmantle. Built-in cupboard. Door to kitchen/diner.

Kitchen/Diner 3.7m x 2.2m

With window to rear. Fitted with wooden kitchen units, offset with marble effect work surfaces. AEG extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Door to study. Wooden rear door, with single glazed, frosted, panels.

Walk-In Pantry Cupboard 1.9m x 1.0m

With single glazed, fixed window to rear. Fitted shelving.

Bathroom 2.3m x 2.0m

With frosted window to side. Fitted with cream coloured suite of WC, wash hand basin and bath, with Mira shower over. Tiled splashback. Heated towel rail.

Upper Level

Landing 3.1m x 1.2m

With window to side. Fixed steps to attic. Built-in cupboard. Doors to bedrooms.

Bedroom 4.2m x 3.2m

Slightly L-shaped, with window to front loch views. One built-in wardrobe, and two built-in cupboards, one housing hot water tank.

Bedroom 3.9m x 2.7m

Slightly L-shaped, with window to rear.

Bedroom 3.1m x 2.1m

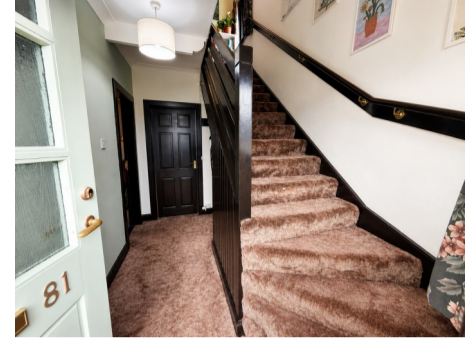
With window to rear.

Attic 3.8m x 3.7m

With Velux window to side. Fully floored. Under-eave storage cupboards.

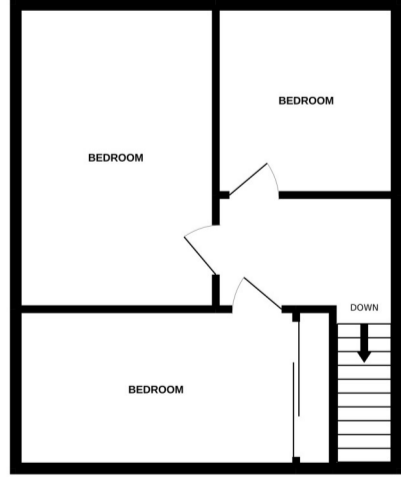
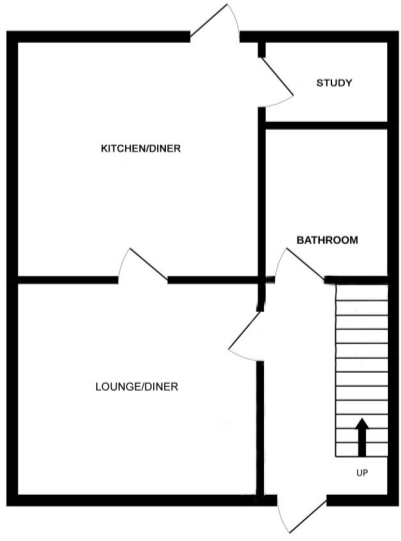
Garden

The property enjoys beautifully maintained garden grounds extending to three sides, together with the rare benefit of private off-street parking, currently incorporated into the garden and laid to lawn by the present owners. The front garden is predominantly laid to lawn and features a gravelled pathway, concrete steps, and an attractive variety of mature hedging, trees, and shrubs, complemented by an abundance of colourful seasonal planting. To the side, a charming raised gravelled seating area provides an ideal space for outdoor relaxation, with timber steps leading through well-crafted raised vegetable beds and stepping stones to the rear lawn. This delightful garden area is further enhanced by vibrant seasonal planting, a useful small timber storage shed, and an impressive greenhouse, creating a wonderful setting for gardening enthusiasts.



Title Plan
The area outlined red indicates the title for sale.

Floor Plan



Travel Directions

From Fort William, travel north along Belford Road, past the hospital, on the A82, turning right onto Victoria Road and bear left onto Alma Road. Pass the entrance on the left for Mamore Crescent. Number 81 Alma Road is the last semi-detached property on the left hand side, directly before the second entrance to Mamore Crescent.

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