

3 Glasdrum Court

Glasdrum Road, Fort William, PH33 6QR

Guide Price £210,000

Fiuran PROPERTY

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Located in an elevated position above Loch Linnhe and Fort William town centre, 3 Glasdrum Court is a beautifully presented & modern terraced House with 3 Bedrooms. With well-maintained garden to the front, side & rear and partial views over Loch Linnhe & surrounded by fine open countryside views, it would make a wonderful family home, perfect for first time buyers or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Stunning terraced House
- Convenient town location
- Entrance Hall, Lounge & Diner
- Kitchen, Upper Landing, Bathroom
- 3 Bedrooms and Loft
- Double glazed windows
- Oil fired central heating
- Solar panels with battery storage
- Garden to front, side & rear
- Attractive decking area in rear garden
- Private parking to the front
- EPC Rating: C80
- Superb family home



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The ground floor comprises entrance Hall, Open plan Lounge & Diner and the Kitchen.

The first floor offers the Upper Landing, 3 double Bedrooms, Bathroom and Loft hatch.

3 Glasdrum Court was built in 1991 and offers spacious accommodation over 2 levels. This property is centrally located and is within walking distance of Fort William town centre and the local amenities.

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

APPROACH
Via the gated front garden and entrance at the side into the Hall.

HALL
With external door to the side elevation, carpeted stairs rising to the first floor, fitted carpet and door leading to the Lounge& Dining Room.

LOUNGE/DINER 6.8m x 3.8m (max)
Bright L-shaped family room with windows to the front elevation, large understairs storage cupboard, radiator, laminate flooring, door leading to the Kitchen and external patio doors leading out onto the raised decking area and into the rear garden.

KITCHEN 3m x 2.3m
Fitted with a range of base & wall mounted units, complementary work surfaces, composite sink & drainer, electric oven, electric hob with stainless steel extractor hood over, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, window to the rear elevation and laminate flooring.

UPPER LANDING
With storage cupboard, hatch access to the Loft, fitted carpet and doors to all Bedrooms and the Bathroom.

















BEDROOM ONE 3.8m x 3m
With window to the front elevation with partial views over Loch Linnhe and surrounding countryside, 2 built-in wardrobes, radiator, and fitted carpet.

BEDROOM TWO 2.9m x 2.7m
With window to the rear elevation, built-in wardrobe, radiator and laminate flooring.

BATHROOM 2m x 1.7m
With a white suite comprising bath with mains shower over, wash basin & WC set in a vanity unit, heated towel rail, Velux style window to the rear elevation and laminate flooring.

BEDROOM THREE 3.9m x 3.1m
With dual aspect windows to the front & rear elevations, radiator and fitted carpet.

GARDEN
The well-maintained, enclosed garden surrounds the property. The front garden is laid partly with grass and partly with paving slabs. Paving slabs are also laid to the side of the property and lead through to the rear garden. The low maintenance rear garden is laid partly with paving slabs and partly with gravel and has an attractive decking area leading from the Diner with ample space for garden furniture and for dining alfresco and relaxing. There are 2 private parking spaces at the front of the property.









3 Glasdrum Court, 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. Oil Tank

Council Tax: Band D
Gross internal floor area (m²) 75
EPC Rating: C80
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.



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

On A82 Achintore Road, at the West End roundabout take the fourth exit onto Lundavra Road, take the second turning left onto Argyll Terrace. Continue ahead. Take the second turning right onto Glasdrum Road. Continue ahead up the hill. Glasdrum is at the top of the Hill Number 3 is directly ahead 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.

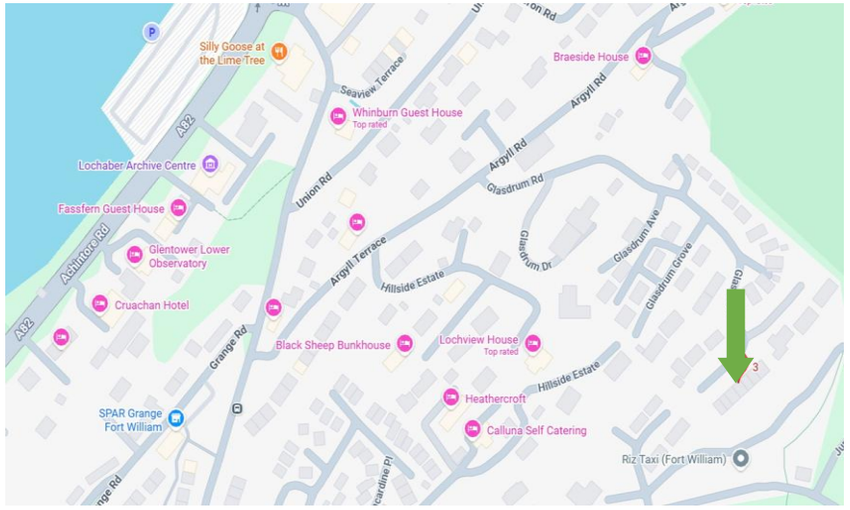
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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.



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