



77 ALMA ROAD | FORT WILLIAM | PH33 6HF



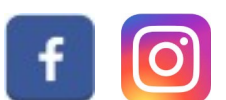
## PRICE GUIDE: £185,000

Centrally situated, in an elevated position above Fort William town centre, the sale of 77 Alma Road forms an attractive, semi-detached dwellinghouse, with partial views over Loch Linnhe to the countryside beyond. Offering deceptively spacious accommodation, conveniently arranged over two levels, comprising a lounge/diner, kitchen/diner with walk-in cupboard, shower room, and three bedrooms, the property would be ideally suited to a superb family home, or would provide an exciting investment opportunity, for the very buoyant rental market. Whilst some modernisation is required, the property is in very good order, and benefits from double glazing and electric heating. The popular location, generous garden grounds, and partial loch views, further enhance this most desirable home.

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 Superb Loch Views
- Lounge/Diner with Fireplace
- Kitchen/Diner & Walk-In Storage Cupboard
- 3 Bedrooms
- Shower Room
- Requires some Modernisation & Upgrading
- Double Glazing & Electric Heating
- Generous Garden with Shed & Coal Bunker
- EPC Rating: E 52

**MacPhee & Partners**  
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**Entrance Hallway 3.5m x 1.0m**  
Wooden front door, with single glazed, frosted panels. Fixed window to front. Stairs to upper level. Doors to lounge/diner and shower room.

**Lounge/Diner 4.7m x 3.7m**  
Slightly L-shaped, with double window to front and loch views. Open fire featuring electric fire, with tiled surround, hearth and overmantle. Built-in press cupboard. Door to kitchen/diner.

**Kitchen/Diner 3.7m x 2.2m**  
With window to rear. Fitted with wood trim kitchen units, offset with wood effect work surfaces. Free-standing Indesit double oven. Tricity Bendix washing machine. Stainless steel sink unit. Door to walk-in storage cupboard. Wooden rear door, with single glazed, frosted panels.

**Walk-In Storage Cupboard 2.0m x 1.0m**  
With small fixed window to rear. Fitted shelving. Light and power.

**Shower Room 2.3m x 2.0m**  
Very slightly L-shaped, with frosted window to side. Fitted with white suite of WC and wash hand basin set in gloss white vanity unit, and fully wet-walled shower enclosure with Heatstore shower. Wet-walling splashback. Heated towel rail.

**Upper Level**

**Landing 3.0m x 1.2m**  
With window to side. Hatch to loft.

Built-in press cupboard. Doors to bedrooms.

**Bedroom 4.1m x 3.5m**  
Slightly L-shaped, with window to front loch views. Two built-in wardrobes, and two built-in cupboards.

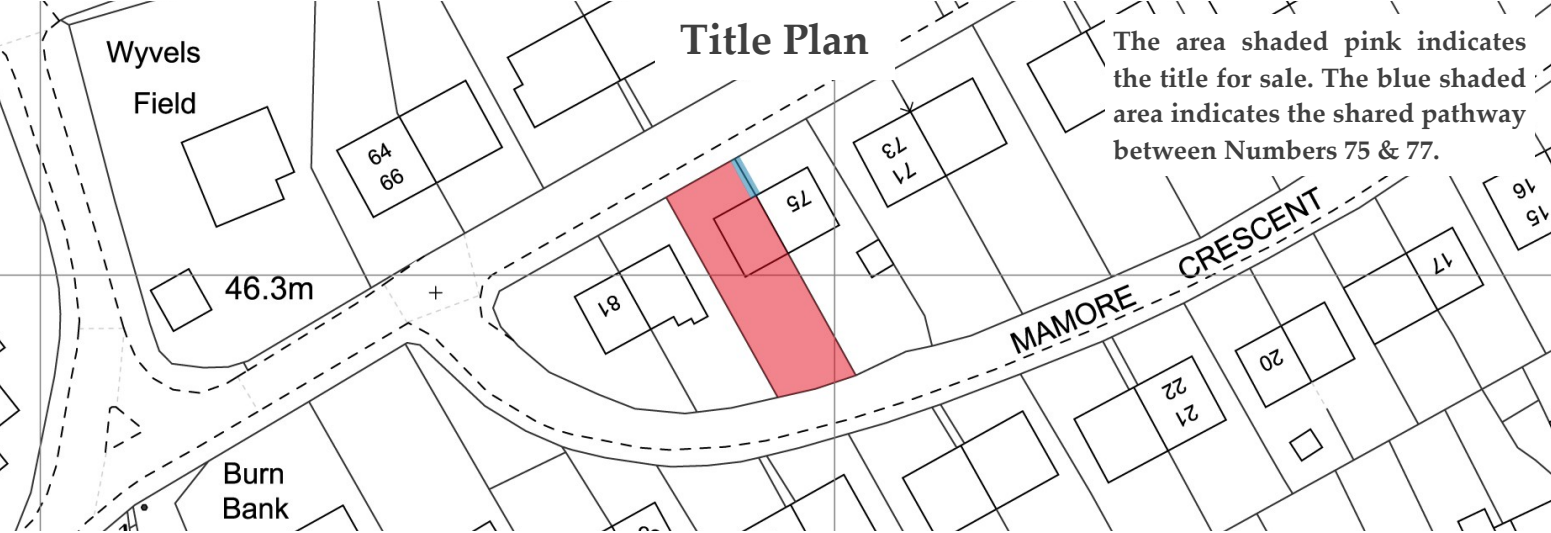
**Bedroom 3.9m x 2.7m**  
L-shaped, with window to rear. Built-in cupboard housing hot water tank.

**Bedroom 3.0m x 2.3m**  
With window to rear.

**Garden**  
The property enjoys generous garden grounds to three sides. The front garden is arranged over tiered levels, featuring an ample paved patio area, offset with mature hedging, with steps and a paved pathway leading to the front door. The side area is lawned with the paved pathway leading around to the rear, which is also laid to lawn, with a drying green. A brick built coal bunker and wooden garden shed are included in the sale.

**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 77 is the third last property on the left hand side before the second entrance to Mamore Crescent.

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**Floor Plan**

