



1 MONTROSE AVENUE | INVERLOCHY | FORT WILLIAM | PH33 6LX

GUIDE PRICE: £265,000 EPC RATING: E 48



Situated in the ever-popular village of Inverlochy, enjoying views towards Ben Nevis and the surrounding countryside, 1 Montrose Avenue presents an exciting opportunity to acquire a beautifully presented and thoughtfully extended semi-detached dwellinghouse, complemented by generous garden grounds and an array of impressive outdoor features. Modernised and upgraded in recent years, this attractive home offers bright, spacious and contemporary accommodation, presented in excellent order throughout, with the added benefits of double glazing and oil-fired central heating. Externally, the property is equally appealing, boasting a substantial garden, attractive monobloc driveway providing off-street parking, detached garage, separate workshop, newly installed decking and a charming covered pergola, creating wonderful spaces for outdoor dining, entertaining and relaxation. The accommodation comprises a welcoming entrance hallway, stylish lounge with open fire, impressive extended dining kitchen with adjoining utility, and bathroom on the ground floor, whilst three well-proportioned bedrooms complete the upper level. Offering an excellent combination of comfortable living accommodation and versatile outdoor space, this delightful property would make an ideal family home, as currently enjoyed, an idyllic Highland retreat, or an attractive investment opportunity within the thriving buy-to-let or self-catering market.

Inverlochy is a highly desirable residential village on the outskirts of Fort William, enjoying a peaceful setting whilst remaining conveniently close to an excellent range of local amenities, including nursery and primary schools and local shops. The nearby town of Fort William provides a wider selection of shopping, leisure, educational and business facilities. Nestled amidst some of Scotland's most spectacular scenery, with Glen Nevis, Ben Nevis and an abundance of outdoor pursuits close at hand, the area is widely celebrated as the 'Outdoor Capital of the UK'. From walking, mountain biking and fishing to skiing, climbing and exploring the breath-taking Highland landscape, Inverlochy offers an exceptional lifestyle for families and outdoor enthusiasts alike.

Impressive Semi-Detached Dwellinghouse
Desirable Village Location with Mountain Views
In Excellent Order & Well Presented
Lounge with Open Fire
Striking Contemporary Dining Kitchen
Utility
3 Bedrooms
Family Bathroom
Double Glazing & Oil Fired Central Heating
Spacious Garden Grounds with Private Parking
Detached Garage, Parking, Decking Areas, Pergola & Workshop

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Accommodation

Entrance Hallway 4.5m x 2.1m

With frosted glazed entrance door. L-shaped, with stairs to upper level. Doors to lounge and bathroom.

Lounge 4.6m x 3.3m

With double window to front. Open fire with granite tiled hearth and surround, and wooden overmantle. Built-in open shelving. Laminate flooring. Sliding oak and glass door to dining kitchen.

Dining Kitchen 7.1m x 4.4m

L-shaped, with two double windows to rear and one double window to side. Fully glazed UPVC door to side. Fitted with contemporary aubergine coloured and cream coloured gloss kitchen units, offset with solid wood work surfaces and hob island. Integral Zanussi double oven. Integral Baumatic fridge freezer. Lamona electric hob. Stainless steel extractor chimney over. Integral Beko dishwasher. Cooke & Lewis stainless steel one-and-a-half bowl sink unit. Laminate flooring. Door to utility.

Utility 1.5m x 1.4m

With window to side. Fixed wooden shelving. Indesit washing machine and Indesit dishwasher (included as part of the sale with

no guarantees in place). Laminate flooring.

Bathroom 2.1m x 2.0m

With frosted window to side. Fitted with contemporary white suite of WC, wash hand basin set in gloss white vanity unit, and bath with mains shower over. Tiled splashback. Heated towel rial. Tiled inset shelving. Tiled flooring.

Upper Level

Landing 2.9m x 1.0m

With window to side. Hatch to loft. Doors to bedrooms.

Principal Bedroom 4.7m x 3.0m

Very slightly L-shaped, with window to front. Painted cast iron fireplace. Built-in wardrobe.

Bedroom 2.8m x 2.6m

With window to rear.

Bedroom 3.7m x 2.8m

Very slightly L-shaped, with window to rear.

Garage 5.7m x 3.7m

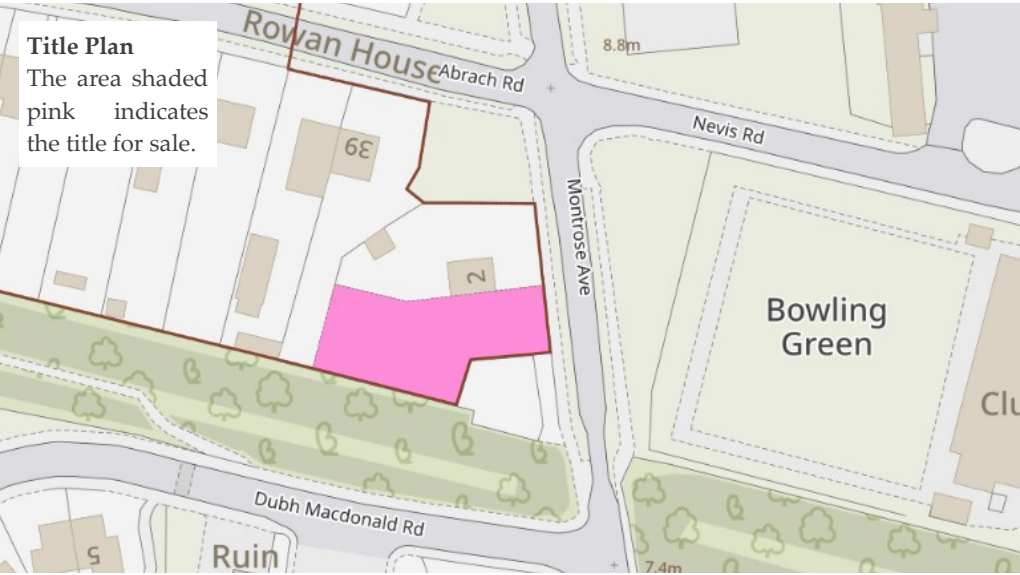
With up-and-over roller door. Door to side. Window to side. With light and power.

Workshop 4.6m x 4.0m

With door to front. Fixed work bench. Light and power.



Floor Plan



Garden

1 Montrose Avenue benefits from generous and well-appointed outdoor space, with private tarmac parking to the front, attractively bordered by mature hedging and established shrubs. A monobloc driveway extends along the side of the property, providing additional off-street parking and access to the detached garage. To the rear, the spacious garden is predominantly laid to gravel for ease of maintenance and thoughtfully arranged to offer a variety of areas for outdoor enjoyment. Features include two raised decking areas, ideal for alfresco dining and relaxation, together with a charming covered pergola incorporating a reinforced base suitable for a hot tub. A detached workshop provides valuable additional space, whilst established planting beds add colour and interest to this appealing and versatile garden.

Travel Directions

From Fort William take the A82 north for 1 mile, turning left where sign posted Inverlochy. In the village, pass Inverlochy Primary School on the left hand side, continue ahead through the pedestrian refuge island, and 1 Montrose Avenue is the first property on the left hand side.



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