



21 Banff Crescent

Fort William, PH33 6TT

Guide Price £165,000

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PROPERTY

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Fort William, PH33 6TT

21 Banff Crescent is a beautifully presented end terrace family home, offering spacious accommodation in a traditional layout. With enclosed gardens to the front & rear and surrounded by wonderful mountain views.

Special attention is drawn to the following: -

Key Features

- Spacious 3 Bedroom end-terrace House
- Convenient location
- Porch, Lounge, Dining Room, Kitchen
- Rear Porch, Cloakroom, Upper Landing
- 3 Bedrooms and family Bathroom
- Multi fuel stove in Lounge
- Oil fired central heating
- Double glazed windows
- Private enclosed garden to front & rear
- Timber shed in rear garden
- Free on-street parking nearby
- Ideal purchase for first-time buyers
- Wonderful family home



21 Banff Crescent is a beautifully presented end terrace family home, offering spacious accommodation in a traditional layout. With enclosed gardens to the front & rear and surrounded by wonderful mountain views.

The lower accommodation comprises entrance Porch, Lounge, Dining Room, Kitchen, rear Porch and Cloakroom.

The first floor offers the Upper Landing, three Bedrooms and the family Bathroom. There is also a Loft, which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 21 Banff Crescent has a valid EICR certificate, benefits from oil fired central heating with boiler service history and is fully double glazed.

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

APPROACH

Via the enclosed gated garden at the front property and entrance into the Porch or via the enclosed gated rear garden and entry into the rear Porch.

PORCH 1.6m x 1.3m

With external door to the front elevation, window to the side elevation, storage cupboard, laminate flooring and door leading to the Lounge.

LOUNGE 6.5m x 3.4m (max)

With windows to the front elevation, carpeted stairs rising to the first floor, under stairs storage area, multi fuel stove, radiator, laminate flooring, semi-open plan to the Dining Room and door leading to the Cloakroom.

DINING ROOM 2.9m x 2.9m

With window to the rear elevation, space for dining furniture, radiator, semi-open plan to Kitchen and laminate flooring.

KITCHEN 3.6m x 2.9m

With window to the rear elevation, fitted with a range of base and wall mounted units, complementary work surfaces over, sink & drainer, electric oven, electric hob with extractor hood over, space for free standing fridge/freezer, plumbing for washing machine, space for tumble dryer, laminate flooring and door leading to the rear Porch.

REAR PORCH 1.2m x 1m

With vinyl flooring, radiator and external door leading to the rear garden.

CLOAKROOM 1.8m x 1.6m

With frosted window to the front elevation, wash basin, WC, moveable screen with hot water tank behind and tiled flooring.

UPPER LANDING

With radiator, fitted carpet, hatch to the Loft and doors leading to all 3 Bedrooms and the family Bathroom.





BEDROOM ONE 3.5m x 3.5m (max)

With window to the front elevation, built-in cupboard, radiator and fitted carpet.

BEDROOM TWO 3.5m x 3m

With window to the rear elevation, radiator and fitted carpet.

BEDROOM THREE 2.9m x 2.9m (max)

L-shaped, with window to the rear elevation, radiator and fitted carpet.

BATHROOM 3.5m x 1.5m

With window to the front elevation, white suite comprising bath with shower over, wash basin, WC and vinyl flooring.

GARDEN

The enclosed garden to the front is laid partly with gravel & partly with Astroturf and is offset with paving slabs leading to the front door. There is a timber log store in the front garden. The rear garden is also enclosed and is laid with a mixture of paving slabs, grass & Astroturf and houses a timber shed with log store to the side. Free on street parking is available nearby.



21 Banff Crescent, 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 C

EPC Rating: E53

Gross internal floor area (m²) 90

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.

DIRECTIONS

At the West End roundabout take the exit on to Lundavra Road. Continue up the hill turn, left into Connachie Road, follow the road round onto Ross Place, continue ahead following the road round to the left. Banff Crescent is on the right hand side. Number 21 is on the left – walk through between Numbers 9 & 11 and Number 21 is ahead and can be identified by the For Sale sign.

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.

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.

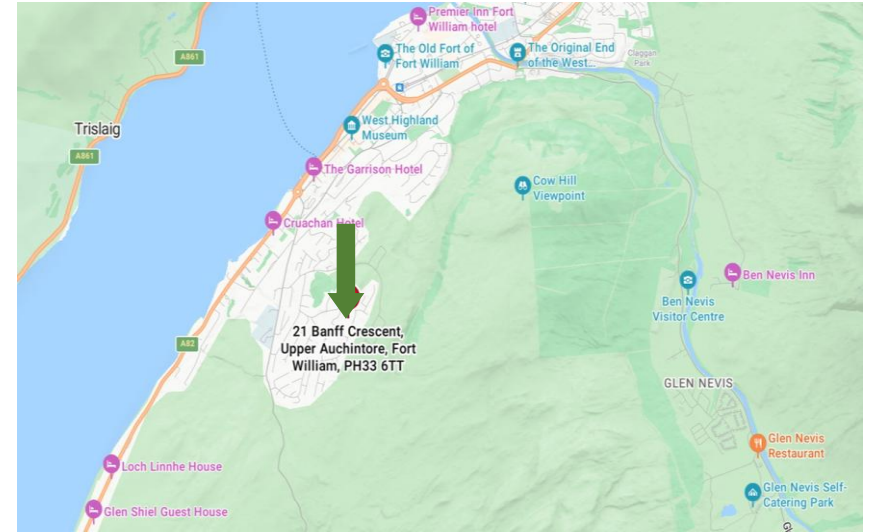
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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