



ALDERGROVE | LOCHYSIDE | FORT WILLIAM | PH33 7NX



PRICE GUIDE: £290,000

Enjoying a superb central location in the desirable Lochyside area of Fort William, with stunning views towards Ben Nevis and the surrounding hills, Aldergrove is an attractive detached cottage set within generous elevated grounds extending to approximately 0.25 acres. Offering spacious accommodation conveniently arranged over one level, the property is in good order and benefits from double glazing and electric heating. The accommodation comprises a welcoming hallway, triple-aspect lounge with open fire, kitchen, two double bedrooms, and a shower room. This charming home is further enhanced by its well-maintained private garden grounds, featuring ample parking, a paved patio area, raised decked terrace, and a large lawn, all enclosed by mature hedging. While some modernisation may be desirable, Aldergrove represents a rare opportunity to acquire a detached property in this sought-after location, ideally suited as a permanent residence, idyllic holiday retreat, or investment opportunity within a thriving rental market.

Located within the popular community of Lochyside on the outskirts of Fort William, and enjoying views towards Ben Nevis and the Nevis mountain range, the property is ideally placed to take advantage of the many leisure pursuits available in the area. The neighbouring village of Caol offers a range of everyday amenities, including a chemist, convenience store, cafés, takeaway restaurants, and hairdressers. Renowned as the Outdoor Capital of the UK, Fort William provides excellent opportunities for fishing, sailing, skiing, hill walking, and mountain biking, along with a wide range of shops, schools, and services.

- Attractive Detached Cottage
- Desirable Village Location with Mountain Views
- Triple-Aspect Lounge with Patio Doors
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.2 Acres
- Private Gravelled Driveway & Parking
- EPC Rating: E 54

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Accommodation

Entrance Vestibule 1.2m x 1.0m

With glazed UPVC front door. Door to hallway.

Hallway

T-shaped, with window to rear. Hatch to loft. With doors to kitchen, bedrooms, lounge/diner and shower room.

Kitchen 3.2m x 2.6m

Slightly angled room with triple window to front. Fitted with cream coloured kitchen units, offset with white work surfaces. Zanussi washing machine. Built-in cupboard housing boiler.

Bedroom 4.1m x 2.4m

L-shaped, with triple window to rear. Fitted wardrobes with sliding doors. Built-in wardrobe housing electricity metre.

Lounge/Diner 4.6m x 3.8m

With picture window to side views and two windows to rear views. Patio doors to side garden and patio area. Open fire with electric insert, brick effect surround, tiled hearth and wooden overmantle.

Bedroom 3.8m x 3.4m

L-shaped, with triple window to rear views. Fitted wardrobes and overbed units.

Shower Room 2.5m x 2.1m

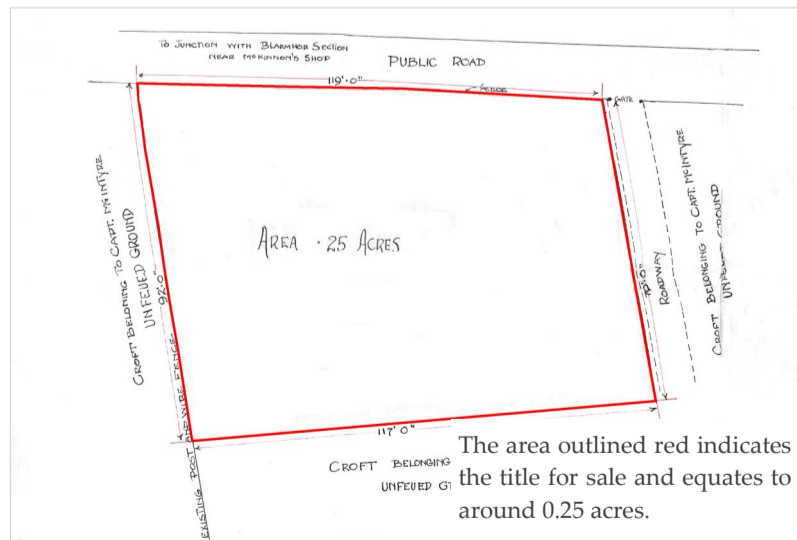
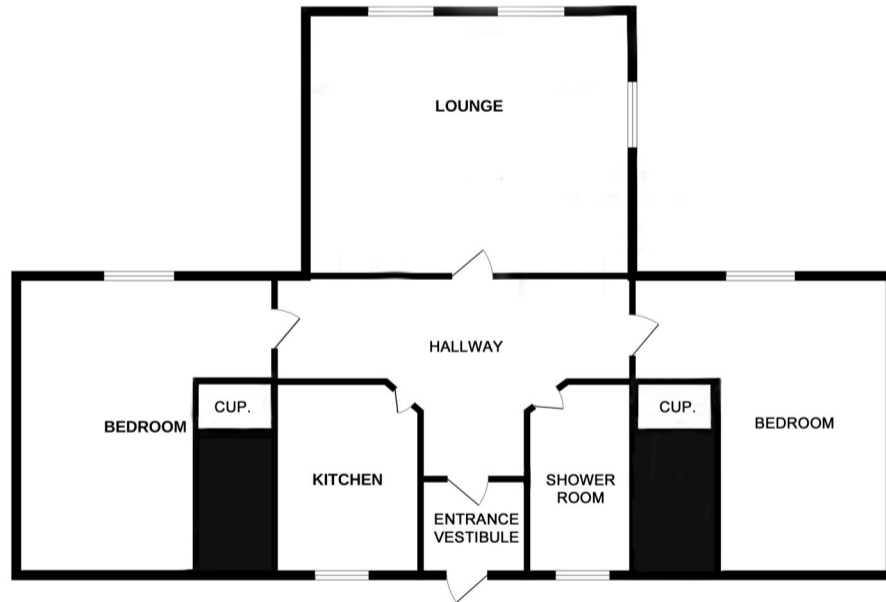
Slightly angled room with window to front. Fitted with white suite of WC, wash hand basin, and fully tiled shower cubicle with mains shower. Heated towel rail.

Garden

The property is surrounded by generous elevated garden grounds, equating to around 0.25 acres. Approached by a private gravelled driveway and providing ample parking, the remainder of grounds are laid in the main to lawn, offset with mature hedging, shrubs and bushes. A paved pathway leads around to the side paved patio area, with a gravelled pathway running around to the other side of the property. A raised decking area features to the rear of the garden, providing a seating area or ideal base for a new garden shed or similar. The title is bound by mature hedging affording a good level of privacy, whilst boasting stunning views to Ben Nevis and the surrounding countryside.



Floor Plan



Travel Directions

From Fort William, proceed North along the A82 towards Inverness, turning left at the roundabout to the A830, Road to the Isles. Continue ahead, turning left at the traffic lights onto the B8006 for Lochside and Caol. Proceed along the road for around half a mile, taking the third turning on the right after Old School Court, at the end of the red painted wall. The property benefits from its own private driveway and parking area.

what3words

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