



129 Kennedy Road

Fort William, PH33 6HS

Guide Price £135,000

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PROPERTY

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Fort William, PH33 6HS

129 Kennedy Road is a desirable, bright & spacious end terrace House with enclosed garden, timber shed & garage and within walking distance of the town centre. This property benefits from stunning views over Loch Linnhe and the Conaglen Hills beyond. Although 129 Kennedy Road would benefit from being upgraded, it would make an ideal purchase for first time buyers, a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Spacious end terrace House
- Stunning views over Loch Linnhe & beyond
- Convenient town centre location
- Hallway, Upper Landing, Lounge, Kitchen
- Dining Room/4th Bedroom, Lower Landing
- Family Bathroom, 3 Bedrooms & Porch
- Private enclosed garden with timber shed
- Mid terrace single garage
- Free on street parking
- Ideal purchase for first-time buyers
- Wonderful family home
- Vacant possession
- No onward chain



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The accommodation comprises of a split level Hallway with stairs leading up to the Upper Landing, Lounge, Dining Room/4th Bedroom & the Kitchen and stairs leading down to the Lower Landing, family Bathroom, all ground floor Bedrooms and the Porch.

In addition to its convenient location, 129 Kennedy Road is bought to the market without a forward chain.

Kennedy Road is very central and is within walking distance from the town centre of Fort William.

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

APPROACH

With access to the rear property from Kennedy Road via a few steps, along the concrete path, then entry via the enclosed gated courtyard into the Hallway.

HALLWAY

With external door to the side elevation, window to the side, split level staircase with carpeted stairs rising to the Upper Landing and carpeted stairs leading down to the Lower Landing.

UPPER LANDING 2m x 1.3m

With storage cupboard, doors leading to the Lounge and Kitchen and fitted carpet.

LOUNGE 5.6m x 3.3m

L-shaped with picture window to the front elevation taking full advantage of the stunning loch & mountain views, further window to the rear elevation and door leading to the Dining Room/4th Bedroom.

DINING ROOM/4th BEDROOM 3.3m x 2.3m

With picture window to the front elevation with unrestricted loch & mountain views, built-in cupboard and wooden floorboards.

KITCHEN 3.3m x 2.3m

Fitted with a range of base and wall mounted units, work surfaces over, stainless steel sink & drainer, electric hob, window to the rear elevation and vinyl flooring.

LOWER LANDING

With cupboard housing the hot water tank, doors leading to all 3 lower level Bedrooms & family the Bathroom and fitted carpet.



BEDROOM ONE 2.2m x 1.6m

With window to the rear elevation and wooden floorboards.

BEDROOM TWO 3.8m x 3.2m

With window to the front elevation, panel heater and wooden floorboards.

BEDROOM THREE 3.8m x 3.2m

With panel heater, wooden floorboards and double doors leading out to the Porch and the enclosed rear garden.

PORCH 1.2m x 1m

With windows to the front & side elevation, vinyl flooring and external door leading out to the enclosed garden.

BATHROOM 2.1m x 1.5m

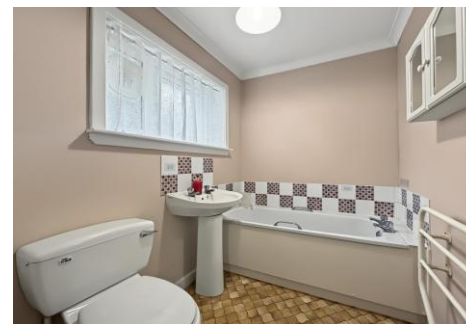
With frosted window to the rear elevation, white suite comprising bath, wash basin, WC, wall mounted mirror, heated towel rail, tiled splashbacks and vinyl flooring.

GARDEN

129 Kennedy Road benefits from a private garden to the front, side and rear. The garden is enclosed with a mixture of timber and metal fencing. The front garden is laid partly with grass and partly with paving slabs and houses a timber shed. The Courtyard area to the rear is laid with paving slabs and is enclosed by a timber fence. Free on-street parking is available nearby or at the garage privately owned by 129 Kennedy Road.

GARAGE 5.2m x 2.7m

129 Kennedy Road owns a single terraced garage located on Braemore Place.



129 Kennedy Road, 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

Gross internal floor area (m²) 86

EPC Rating: E46

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

From the High Street turn onto Fassfern Road, turn left onto Hill Road, continue ahead bearing right and then immediately left onto Kennedy Road. Follow the road ahead through the traffic calming bearing right up the hill. Number 129 is on the right-hand side.



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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