



28 Grange Road

Fort William, PH33 6JF

Offers Over £195,000

Fiuran
PROPERTY

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Conveniently located in Fort William town centre, 28 Grange Road is a well presented semi-detached House with 3 Bedrooms. Situated in an elevated position with partial views to the rear over Loch Linnhe and the Ardgour Hills beyond and with sizeable garden, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Lovely semi-detached House
- Elevated views of Loch Linnhe to rear
- Convenient town centre location
- Porch, Hallway, Lounge, Kitchen/Diner
- Bathroom, Upper Landing, Shower Room
- 3 double Bedrooms and Loft
- Contents available under negotiation
- Inverter solar panels to front
- Double glazed windows
- Electric smart heating
- Garden to front, side & rear
- Cellar offers development potential
- Free on street parking
- On a local bus route
- Near a train station



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The ground floor comprises entrance Porch, Hallway, Lounge Kitchen and Bathroom. The first floor offers 3 double Bedrooms and a Shower Room. There is also a partially floored Loft.

Externally, the property benefits from a sizeable, enclosed garden to the front, side & rear and houses a cellar which may offer further development potential (subject to relevant planning consents).

The property benefits from a short term letting licence.

28 Grange Road is centrally located and is within walking distance of Fort William town centre and the local amenities.

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

APPROACH

Via the gated front garden & steps leading down to the Porch.

PORCH 2.6m x 1.1m

With external door to the front elevation, windows to the front & both side elevations, tiled flooring and door leading to the Hallway.

HALLWAY 3.8m x 2m

With carpeted stairs rising to the first floor, understairs storage cupboard, further cupboard housing the electricity fuse box, radiator, laminate flooring and doors leading to the Lounge and the Bathroom.

LOUNGE 4.6m x 3.8m

With window to the front elevation, 2 recessed alcoves, electric fire, radiator, laminate flooring and sliding door leading to the Kitchen/Diner.

KITCHEN 4.6m x 2.8m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, plumbing for dishwasher, space for free standing fridge/freezer, plumbing for washing machine, space for dining table & chairs, storage cupboard, window to the rear elevation, laminate flooring and external door leading out to steps down to the rear garden.





BATHROOM 2m x 2.7m

With a white suite comprising bath, wash basin, WC, heated towel rail, frosted window to the side elevation and vinyl flooring.

UPPER LANDING

L-shaped with window to the side elevation, radiator, hatch access to the Loft, fitted carpet and doors to all three Bedrooms and the Shower Room.

BEDROOM ONE 3.8m x 2.8m

With window to the front elevation, panel heater and fitted carpet.

BEDROOM TWO 3.8m x 3.3m

With window to the front, built-in cupboard, panel heater and fitted carpet.

SHOWER ROOM 2m x 0.9m

With shower enclosure, wash basin WC and vinyl flooring.

BEDROOM THREE 4.6m x 2.7m

With 2 windows to the rear elevation with partial views over Loch Linnhe & beyond, built-in cupboard, panel heater and fitted carpet.

GARDEN

The generous garden grounds surround the property. The front & side garden are laid mainly with gravel offset with borders planted with shrubs & bushes and with a patio area. The sloping rear garden is mainly laid with grass offset with a gravel path and planted with mature trees, shrubs & bushes.



28 Grange 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 B

Gross internal floor area (m²) 91

EPC Rating: B72

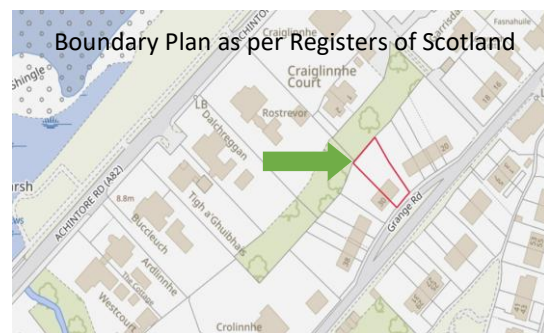
Local Authority: Highland Council

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.



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.

DIRECTIONS

On A82 Achintore Road, at the West End roundabout take the fourth exit onto Lundavra Road, take the first turn on your right on to Grange Road and no 28 is on the right hand side and can be identified by the For Sale sign.

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.

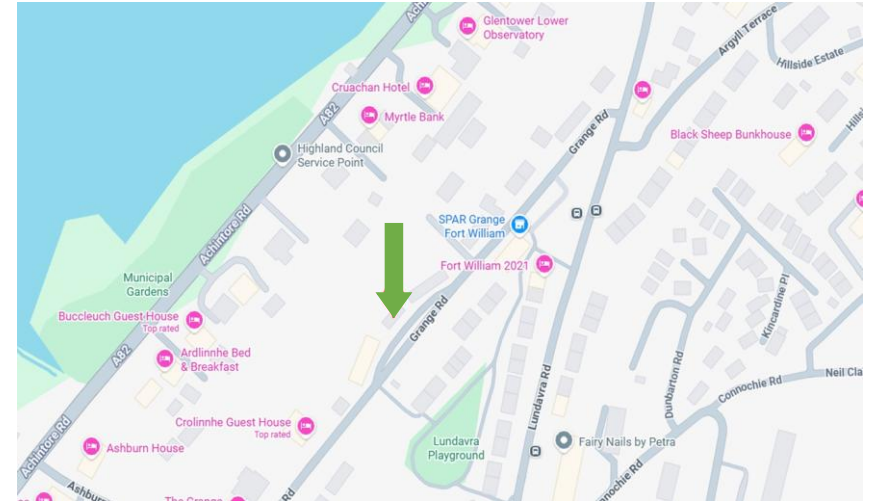
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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