

6 Glenlochy Road

Fort William, PH33 6GY

Guide Price £340,000

Fiuran PROPERTY

6 Glenlochy Road

Fort William, PH33 6GY

Built in 2007, 6 Glenlochy Road is a beautifully presented & spacious semi-detached Villa. Ideally positioned in the heart of Fort William and within easy walking distance of the town centre. This modern property benefits from a block paved driveway, a garage and well-maintained garden, it will make a wonderful family home or an ideal buy to let investment.

Special attention is drawn to the following:-

Key Features

- Stunning semi-detached Villa
- Beautifully presented & in walk-in condition
- Hallway, Lounge, Kitchen, Dining Room
- Utility Room, Cloakroom, Upper Landing
- Bathroom, 3 Bedrooms (1 with En Suite)
- All Bedrooms with built-in wardrobes
- Electric heating & double glazed windows
- Well-maintained garden with raised decking
- Garage with power & lighting
- Driveway for private parking
- Within walking distance of the town centre
- Wonderful family home
- Perfect buy to let investment



Built in 2007, 6 Glenlochy Road is a beautifully presented & spacious semi-detached Villa. Ideally positioned in the heart of Fort William and within easy walking distance of the town centre. This modern property benefits from a block paved driveway, a garage and well-maintained garden, it will make a wonderful family home.

The lower accommodation comprises the Hallway with large storage cupboard, Lounge, Kitchen, Dining Room, Utility Room and Cloakroom.

The first floor consists of the Upper Landing, 3 Bedrooms (1 with En Suite Shower Room) & all with built-in wardrobes and the family Bathroom. There is also the hatch to the partially floored Loft.

6 Glenlochy Road is located on the exclusive Glenlochy development and was built to a very high standard. The property benefits from electric heating and is fitted with double glazed windows & external doors.

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

APPROACH
Via the front garden and entry into the Hallway.

HALLWAY 5m x 1.7m (max)
With external door & panel window to the front elevation, carpeted stairs rising to the first floor, large storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen, Utility Room and the Cloakroom.

LOUNGE 5.1m x 3.6m
With windows to the front elevation, electric fire set in an attractive surround, radiator and laminate flooring.

KITCHEN 5.2m x 3.1m
Fitted with a range of modern light grey wall & base mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, dishwasher, integrated fridge, integrated freezer, centre island with breakfast bar, windows to the rear elevation, laminate flooring, semi open plan to the Dining Room and external door leading to the rear garden.

DINING ROOM 4m x 3.6m
Semi open plan to the Kitchen, ample space for dining furniture, radiator, laminate flooring and external sliding doors leading out onto the raised decking area and into the rear garden.

UTILITY ROOM 2m x 1.2m
With plumbing for washing machine, space for tumble dryer, and laminate flooring.





CLOAKROOM 1.6m x 1.2m
With white suite comprising wash basin set in a vanity unit, WC, frosted window to the front elevation and laminate flooring.

UPPER LANDING 3.5m x 1.8m (max)
With storage cupboard, panel heater, fitted carpet and doors leading to all Bedrooms and the family Bathroom.

BEDROOM ONE 3.1m x 2.8m
With windows to the front elevation, double built-in wardrobe with sliding mirrored doors, panel heater and laminate flooring.

BEDROOM TWO 4.1m x 3.6 (max)
With windows to the front elevation, double built-in wardrobes with sliding mirrored doors, panel heater, laminate flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.4m x 1.5m (max)
With white suite comprising shower enclosure, wash basin set, WC, heated towel rail, partly tiled walls and laminate flooring.

BEDROOM THREE 3.4m x 3.2m (max)
With windows to the rear elevation, double built-in wardrobe, panel heater and laminate flooring.

FAMILY BATHROOM 2.9m x 2.8m (max)
With white suite comprising bath, shower enclosure, wash basin, WC, heated towel rail, partly tiled walls window to the rear elevation and laminate flooring.



















GARAGE 6m x 3.2m
With up & over door to the front elevation, power, lighting and concrete flooring.

EXTERIOR

The front garden to the left is laid with grass and to the right is laid with mono block paving and leads to the garage. There is gated access through to the rear garden. The rear garden is laid mainly with grass and is offset with 2 areas of raised decking (1 leading out from the Kitchen and the other leading out from the Dining Room) there is also a paved area. The rear garden offers privacy and is fully enclosed providing an ideal place to sit, relax and for dining alfresco.

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.









6 Glenlochy 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 & drainage

Council Tax: Band E

EPC Rating: D62

Gross internal floor area (m²) 120

Local Authority: Highland Council

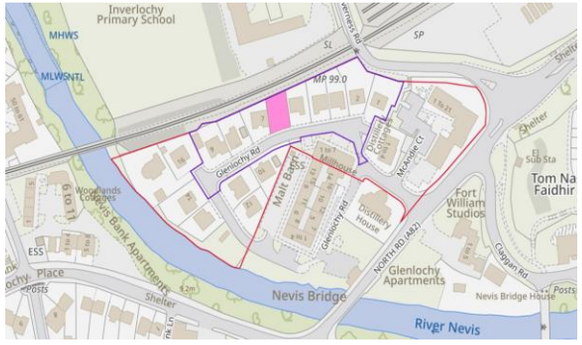
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

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.

Boundary Plan as per Registers of Scotland



DIRECTIONS

From Fort William follow the A82 north, take the first left after crossing the Nevis Bridge (before the traffic lights). Continue ahead through the traffic calming point, Number 6 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 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 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.



Fiuran PROPERTY

T: 07471 783 721
E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

