



4 Treig Road

Inverlochy, Fort William, PH33 6NL

Guide Price £160,000

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PROPERTY

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4 Treig Road

Inverlochy, Fort William, PH33 6NL

4 Treig Road is a desirable 2 Bedroom mid-terrace House, located in the much sought-after village of Inverlochy. Although the property would benefit from upgrading, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom mid-terrace House
- Lovely countryside views
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Entrance Hallway, Lounge, Kitchen, Vestibule
- Landing, 2 Bedrooms & Bathroom
- Large Loft with development potential
- Private garden to the front & rear
- Free on-street parking
- No onward chain
- Vacant possession



4 Treig Road is a desirable 2 Bedroom mid-terrace House, located in the much sought-after village of Inverloch. Although the property would benefit from upgrading, it would make a wonderful family home or an ideal buy-to-let investment.

The Ground Floor accommodation comprises entrance Hallway with stairs rising to the first floor, Lounge with traditional fire place, Kitchen and Vestibule.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms and the Bathroom.

There is also a large Loft which is accessed via a hatch in the Upper Landing. The Loft may offer further development potential (subject to the relevant planning consents).

In addition to its convenient location, this property benefits from double glazed windows & doors and is bought to the market without an onward chain.

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

APPROACH

Via the front garden and entrance into Hallway.

HALLWAY 2.4m x 1.7m

With external door to the front elevation, carpeted stairs rising to the first floor, fitted carpet and door leading to the lounge.

LOUNGE 5m x 4.2m (max)

With window to the front elevation, traditional coal fireplace, fitted carpet and door leading into the Kitchen.

KITCHEN 4.8m x 2.3m

Fitted with base & wall units, work surfaces over, stainless steel sink & drainer, 3 storage cupboards (1 housing the hot water tank), window to the rear elevation, fitted carpet and door leading to the Vestibule

VESTIBULE 1.6m x 1m

With understairs storage cupboard, fitted carpet and external door leading to the rear garden.



UPPER LANDING

With hatch access to the Loft, fitted carpet and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 5m x 3.2m (max)

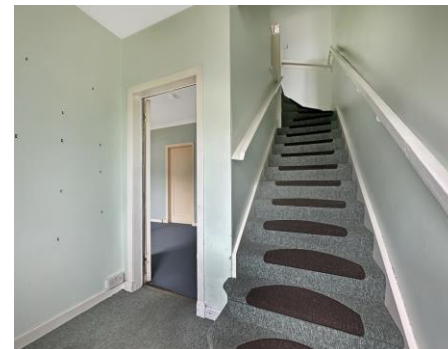
With window to the front elevation walk-in wardrobe and fitted carpet.

BEDROOM TWO 3.3m x 3.3m (max)

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

BATHROOM 2.6m x 1.6m

With bath, WC & wash basin, frosted window to the rear elevation and fitted carpet.



GARDEN

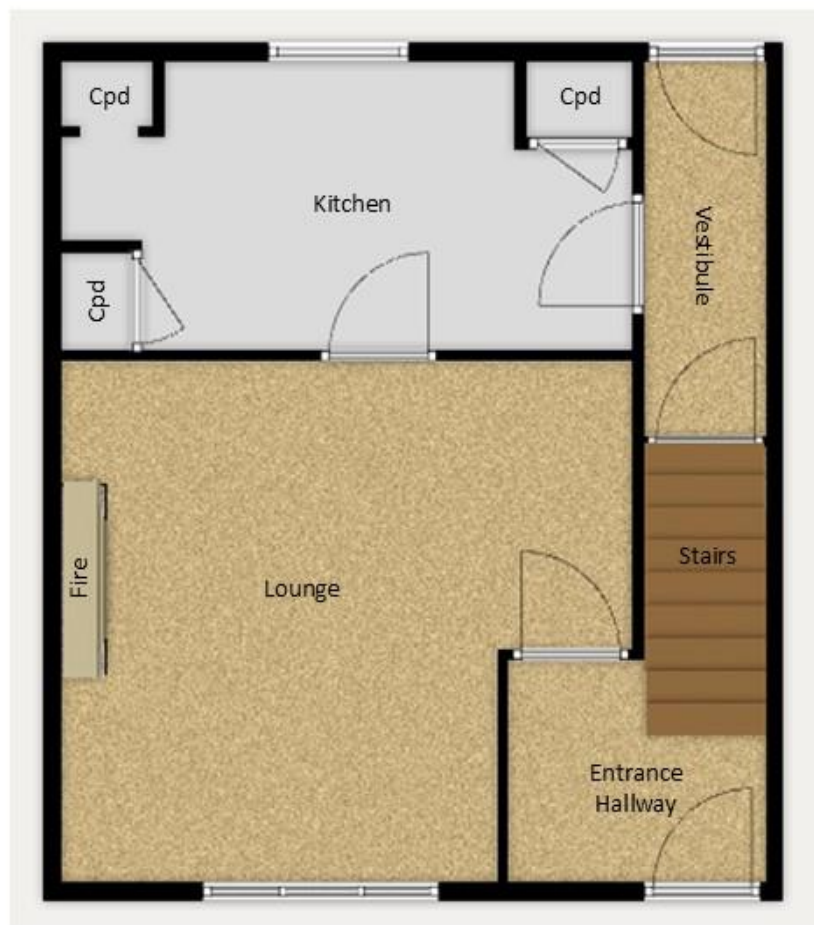
With garden to the front & rear of the property. The front garden benefits from fine open views and is laid partly with grass and partly with paving slabs. The rear garden is laid with grass and houses a plastic shed. On street parking is located to the front of the property.

INVERLOCHY

Inverlochy is a popular village close to the town of Fort William. It has its own primary school and nursery school. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing, and outdoor/adventure pursuits. The nearby town of Fort William is within walking distance and offers further services & a variety of amenities.



4 Treig Road, Inverlochy



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 C

EPC Rating: F26

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

Follow the A82 North from Fort William until you reach Nevis Bridge. At the roundabout take the first exit into Inverlochy. Continue down the hill past the school, continue ahead, turn right after the shops by Nevis Cycles onto Lochiel Road. Take the 2nd left into Treig Road. Number 4 is on the left-hand side and can easily be identified by the For Sale sign.

FORT WILLIAM

Steeped in history, this area 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. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & 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.

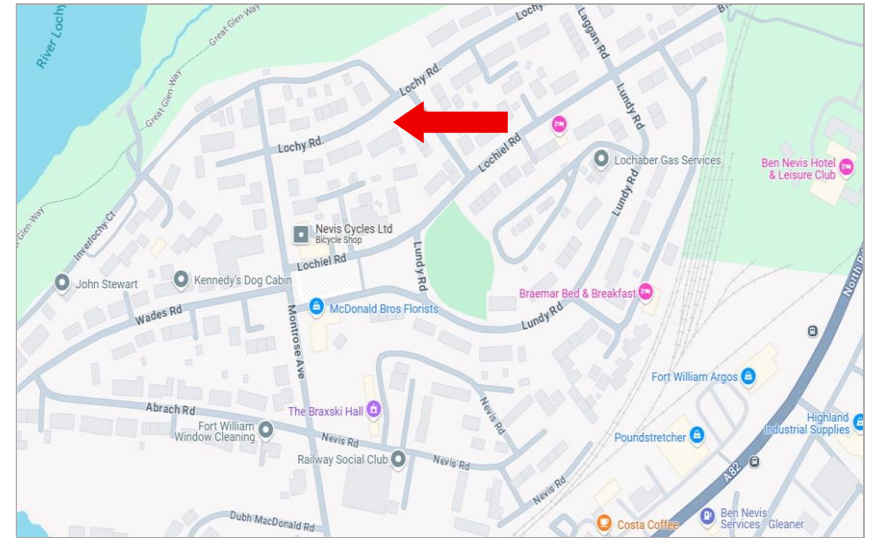
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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