



16 LOCHIEL ROAD | INVERLOCHY | FORT WILLIAM | PH33 6NT



OFFERS OVER: £195,000

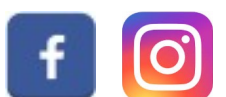
Situated in the popular village of Inverlochy, with stunning views towards Ben Nevis and the surrounding mountains, 16 Lochiel Road presents an exciting opportunity to acquire a beautifully presented first-floor apartment, complete with a generous garden and an enviable location in the heart of the village. Modernised in recent years, the property offers bright, spacious and contemporary accommodation, presented in true walk-in condition. Stylish interiors are complemented by double glazing and efficient infrared electric heating, creating a comfortable and inviting home. The property would make an ideal permanent residence as currently used, an idyllic Highland retreat, or an excellent investment opportunity for the buoyant buy-to-let or self-catering market.

Inverlochy is a popular residential village on the edge of Fort William, with its own nursery and primary schools, local shops and amenities, while a wider range of leisure, shopping and business facilities can be found nearby in Fort William. With Glen Nevis, Ben Nevis and an exceptional variety of sporting and recreational opportunities on the doorstep, the area - widely known as the 'Outdoor Capital of the UK' - is an outstanding base for families and those with a passion for walking, cycling, fishing, skiing and outdoor adventure.



Stunning Contemporary First Floor Apartment
Superb Village Location with Direct Views to Ben Nevis
Lounge with Wood-Burning Stove
Modern Kitchen/Diner
3 Double Bedrooms
Bathroom
Double Glazing & Efficient Infrared Electric Heating
Garden, Private Parking & Garden Shed
EPC Rating: D 64

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Accommodation

Entrance Vestibule

With UPVC entrance door. Stairs to upper landing. Window to side. Door to hallway.

Upper Hallway 7.5m x 1.2m

L-shaped, with hatch to spacious floored attic. Doors to bedrooms, bathroom and lounge.

Bedroom 5.2m x 3.0m

Very slightly L-shaped, with two windows to rear views. Built-in curtained wardrobe area and shelved alcove.

Bedroom 3.4m x 3.4m

Very slightly L-shaped, with window to front. Built-in cupboard.

Bedroom 3.3m x 3.1m

With window to front.

Bathroom 2.1m x 1.9m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with mains shower and drench head over. Tiled splashback. Heated towel rail.

Lounge 4.5m x 3.8m

With picture window to front mountain views. Wood-burning stove set on granite hearth. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 3.0m x 2.9m

With window to rear. Fitted with modern gloss white kitchen units, offset with wood effect work surfaces. Integral oven. Electric hob with stainless steel extractor chimney over. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Laminate flooring.

Garden

To the front of the property is a recently laid tarmac driveway providing private off-street parking, offset with a gravelled bedding area and paved pathway to the entrance door. Metal garden shed. The rear garden is laid to lawn for ease of maintenance and offers a generous outdoor space.

Travel Directions

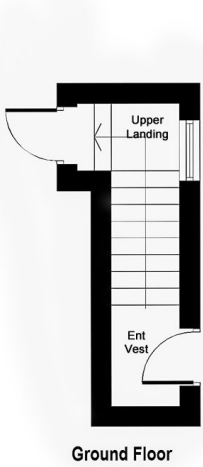
From Fort William take the A82 north for 1 mile, turning left where sign posted Inverlochy. In Inverlochy continue ahead, passing the hairdressers and take the second right onto Lochiel Road. Continue past the playground on the right, pass Treig Road on the left, and the property is located next on the left hand side in the next block of towards, well signposted. Access to the entrance of the property is on the right hand side of the properties.

what3words such.hedgehog.cornering



Floor Plan

Title Plan



Number 16 is indicated on the title plan. The areas shaded pink indicates the garden grounds included in the sale, whilst the yellow shares indicate the shared right in common.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.