



116 LUNDAVRA ROAD | FORT WILLIAM | PH33 6JU



PRICE GUIDE: £150,000

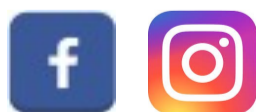
Located within an attractive and well-maintained block, upgraded externally with improvements to the roof and exterior, this top-floor apartment is presented in excellent condition throughout. Offering spacious and well-proportioned accommodation in a practical layout, the property also benefits from superb storage facilities. Enjoying sweeping panoramic views across Loch Linnhe towards the Ardgour Hills, the apartment further benefits from double glazing and electric heating. Mainly neutrally decorated throughout with coordinated floor coverings, the property is in walk-in condition. Situated at 116 Lundavra Road in Fort William, the apartment would make an ideal first-time purchase, family home, or an excellent investment opportunity within the thriving self-catering and Airbnb markets.

The property is ideally located in an elevated position close to the centre of Fort William and is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Attractive Top Floor Apartment
- Desirable Central Location with Elevated Loch Views
- In Excellent Order
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Utility Room
- Double Glazing & Electric Heating
- Shared Drying Green
- EPC Rating: C 72

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Accommodation

Entrance Hallway 6.4m x 2.9m

L-shaped, with wooden entrance door. Built-in cupboard. With doors to all rooms.

Bedroom 3.3m x 2.1m

L-shaped, with window to rear. Built-in wardrobe. Currently used as a study.

Bedroom 3.6m x 3.0m

With window to rear.

Bedroom 3.6m x 3.5m

With double window to rear. Walk-in wardrobe.

Lounge 4.5m x 3.8m

With picture window to view. Built-in projector, screen and surround sound.

Kitchen/Diner 4.6m x 3.0m

With window to view. Fitted with walnut effect kitchen units, offset with granite effect work surfaces and splashback. Integral Diplomat double oven. Diplomat hob with stainless steel chimney fan over. Stainless steel circular sink unit. Plumbing for dishwasher. Two built-in cupboards – one housing water tank.

Bathroom 2.8m x 1.7m

With two frosted windows to front. Fitted with modern white suite of WC, wash hand basin and bath with Mira shower over. Wet walling splashback.

Utility Room 3.0m x 1.6m

With plumbing for washing machine. Light and power.



Garden

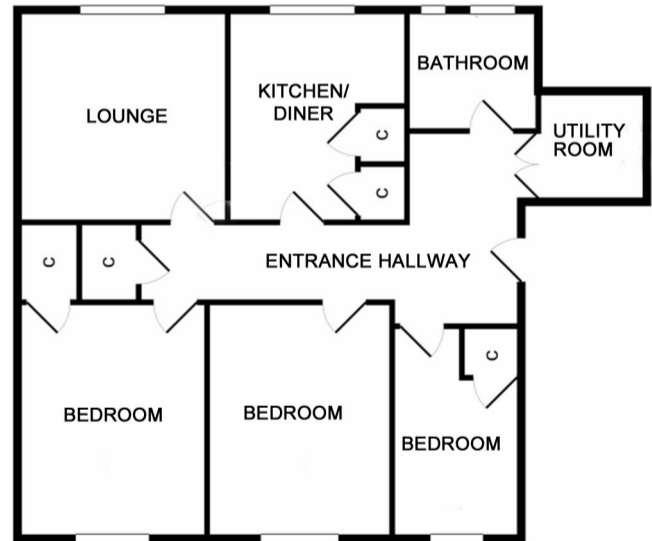
The property benefits from a shared garden and drying green area to the rear of the building. The grounds are laid in the main to lawn, offset with trees and shrubs. There is parking to the rear of the property.

Travel Directions

At the West End roundabout in Fort William, take the turning on to Lundavra Road. Proceed up the hill and turn left into Connochie Road and then take the first turning right in to Moray place, where there is residential parking. Steps lead down to the entrance of the property.

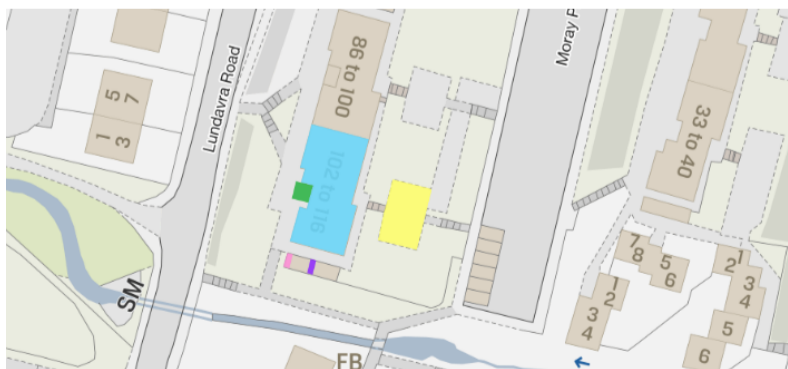
Newton Property are the factors for the entire building and grounds. Factoring costs can be released to any interested parties.

Floor Plan



Title Plan

The area shaded blue indicates the location of the property, whilst the yellow shaded area represents the communal drying green to the rear of the property.



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)'.