



62 ALMA ROAD | FORT WILLIAM | PH33 6HG



PRICE GUIDE: £145,000

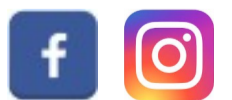
The subjects of sale comprise an attractive first floor flat, ideally situated in the heart of the popular west coast town of Fort William, and enjoying stunning views over Loch Linnhe towards the surrounding countryside. Presented in excellent order throughout, 62 Alma Road is offered in true walk-in condition and benefits from double glazing and solid fuel central heating. Offering generously proportioned accommodation, conveniently arranged over one level, the property comprises a bright loch-facing lounge/diner with a newly installed wood-burning stove, a contemporary dual-aspect kitchen, a striking modern bathroom, and two spacious double bedrooms. Given its generous proportions and central location, the property would make an ideal first home, whilst also presenting an exciting investment opportunity for the thriving buy-to-let or self-catering market.

Ideally located close to the centre of Fort William, the property is perfectly placed to enjoy the town's excellent range of amenities and the wide variety of outdoor pursuits the area is renowned for. Known as the 'Outdoor Capital of the UK', Fort William offers exceptional opportunities for hill walking, mountain biking, skiing, sailing, fishing and many other leisure activities, whilst also providing excellent schools, shops and everyday amenities close at hand.



- Attractive First Floor Flat
- Convenient Central Town Location with Stunning Loch Views
- Lounge/Diner with Wood-Burning Stove
- Contemporary Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Double Glazing & Solid Fuel Central Heating
- Private Garden Areas & Garden Shed
- EPC Rating: D 57

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Accommodation

Entrance Vestibule 1.1m x 1.1m

Wooden entrance door. Stairs to upper level. Tongue-and-groove half wall panelling.

Upper Landing 1.1m x 1.1m

With window to side. Door to hallway.

Hallway 4.1m x 1.1m

With doors to bathroom, kitchen, lounge/diner and bedrooms.

Bathroom 2.5m x 1.5m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin and bath, with Triton shower over. Quality marble effect wet-walling. Heated towel rail.

Kitchen 3.7m x 3.6m

L-shaped, with windows to side and loch views. Fitted with contemporary pale grey coloured, shaker-style, kitchen units, offset with wood effect work surfaces and upstand. Integral Lamona oven. Lamona electric hob, with black coloured chimney extractor and black splashback over. Grey coloured, one-and-a-half bowl sink unit. Plumbing for washing machine. Laminate pale oak flooring.

Lounge/Diner 4.8m x 3.7m

L-shaped, with double window to loch views. Striking wood-burning stove set on granite hearth with oak overmantle. Alcove area. Built-in cupboard and fitted shelving.

Bedroom 4.0m x 3.6m

L-shaped, with double window to front.

Built-in wardrobe, with sliding doors, and built-in cupboard.

Bedroom 4.0m x 2.9m

L-shaped, with window to front. Two built-in cupboards and built-in wardrobe.

Garden

The property is approached by a shared pathway, with Number 60, down the steps to the right, shaded yellow on the title plan. Garden grounds belonging to Number 62 are indicated by the pink shading on the title. The front garden belongs solely to the property, and is laid to a raised lawn, offset with mature trees and hedging, whilst the surrounding planted beds offer shrubs, bushes and seasonal planting, providing colour and interest. A timber shed located here is also included in the sale. The shared pathway continues around the side of the building, and down the rear garden, directly to the edge of the title. Further lawned ground to the rear, is also included in the sale, and owned solely by the property.

Travel Directions

From Fort William, travel north along Belford Road, past the hospital, on the A82, turning right onto Victoria Road and bear left onto Alma Road. Continue round and up where the road levels out and proceed to near the end of the road. Number 62 is located in the last block of properties, on the right hand side, before Wyvelsfield.

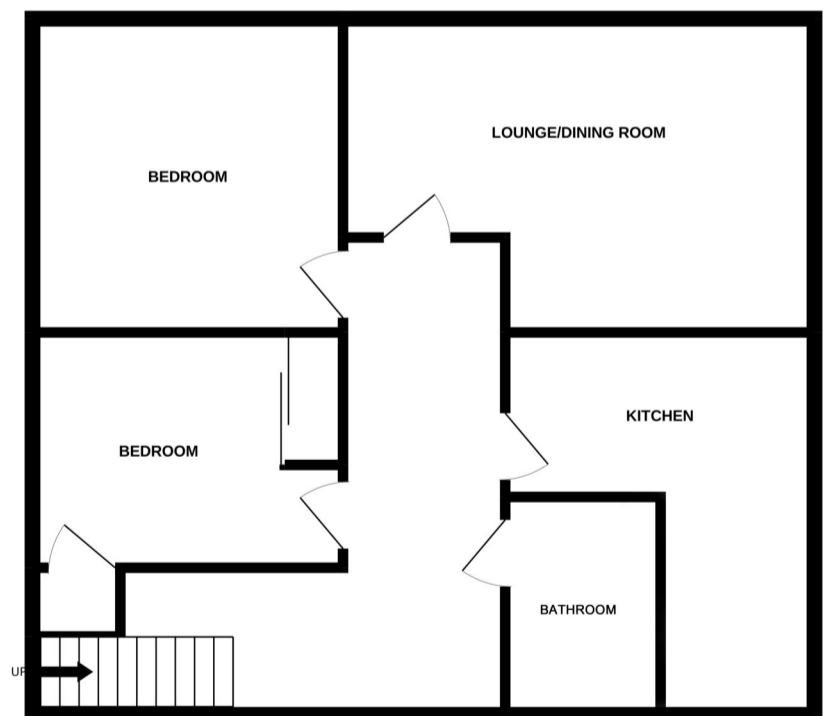
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Title Plan



Floor Plan



Title Plan: The area shaded blue indicates the first floor property title for sale, along with the pink shaded areas indicating the areas of private garden ground. The purple and yellow shaded areas denote the shared access pathways.

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).

