



19 Grange Road

Fort William, PH33 6JH

Guide Price £130,000

Fiuran
PROPERTY

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19 Grange Road is a well presented and spacious upper floor Maisonette with 2 Bedrooms. Situated in an elevated position with views over Loch Linnhe and mountains beyond. Conveniently located in Fort William town centre and with private garden to the front and shared drying green to the rear, it would make an ideal first home, perfect family home or a buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Lovely 2 Bedroom upper floor Maisonette
- Elevated views of Loch Linnhe
- Convenient town centre location
- Porch, Hallway, Lounge/Diner, Kitchen
- 2 double Bedrooms and Shower Room
- Large Loft with development potential
- Traditional open fire in Lounge
- Contents available under negotiation
- Double glazed windows
- Oil fired central heating
- Garden to front, side & rear
- Free on street parking to front
- No onward chain
- Vacant possession



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The accommodation comprises Entrance Porch with stairs rising to the Hallway, Lounge/Diner with traditional open coal fire, modern fitted Kitchen, 2 double Bedrooms and the Shower Room

In addition to its convenient location, this bright upper floor Maisonette benefits from excellent storage and is fully double glazed with oil fired central heating.

There is a private garden to the front of the property, which is laid with grass. The rear garden houses the oil tank and provides a communal drying green shared with the ground floor flat. There is on street parking at the front of the property.

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

APPROACH

Via the front garden, with steps leading to the entrance door at the front of the building and into the Porch.

PORCH 5.3m x 1.4m

With external door to the front elevation, carpeted stairs leading up to the upper maisonette, window at the top of the stairs to the side elevation, fitted carpet and door leading to the Hallway.

HALLWAY 3.8m x 2.2m (max)

With 3 built-in cupboards, radiator, fitted carpet and doors leading to the Lounge/Diner, Kitchen, both Bedrooms, and the Shower Room.

LOUNGE/DINER 4.8m x 3.7m (max)

L-shaped with 2 windows to the rear elevation, storage unit, feature electric fire with a traditional coal fire behind, radiator and laminate flooring.



KITCHEN 3.6m x 3.8m (max)

Fitted with a range of modern units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, stainless steel extractor hood over, breakfast bar, fridge/freezer, washing machine, radiator, dual aspect windows to the side & rear elevations and vinyl flooring.

BEDROOM ONE 3m x 2.9m

With window to the front elevation, built-in wardrobe & recess area, radiator and fitted carpet.

BEDROOM TWO 4m x 3.5m

With 2 windows to the front elevation, built-in cupboard, radiator and fitted carpet.

SHOWER ROOM 2.5m x 1.5m

Fitted with a modern white suite comprising shower cubicle, wash basin & WC, heated towel rail, frosted window to the side elevation and vinyl flooring.

LOFT

There is a large Loft with the access hatch located in the Hallway. The Loft may offer further development potential (subject to the relevant planning consents).



19 Grange 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, and drainage.

Council Tax: Band C

Gross internal floor area (m²) 70

EPC Rating: C71

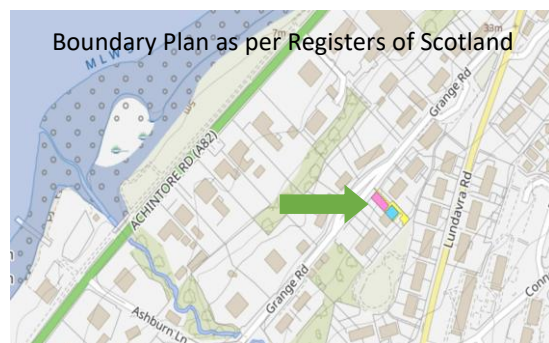
Local Authority: Highland Council

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.



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.

DIRECTIONS

On A82 Achintore Road, at the West End roundabout take the fourth exit onto Lundavra Road, take the first turn on your right on to Grange Road and no 19 is on the left 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 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 view the property in person and should they wish to pursue, 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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