



4 The Galleries



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Spean Bridge, PH34 4DX

Guide Price £220,000

Fiuran
PROPERTY

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4 The Galleries is a beautifully presented mid-terrace Townhouse, located in the popular village of Spean Bridge and set within an exclusive development. With enclosed garden to the front & rear & private residents parking, it would make a wonderful family home, ideal purchase for first-time buyers or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious mid-terraced Townhouse
- Very desirable village location
- Hallway, open plan Lounge/Diner
- Kitchen, WC, Upper Landing, Bathroom
- 3 double Bedrooms and Loft
- Well presented & in walk-in condition
- Double glazed & Air Source Heating
- Enclosed garden to front & rear
- Timber shed in front garden
- Private residents parking
- Only 20 minutes' commute to Fort William
- On the local public service bus route



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The lower accommodation comprises the Hallway, open plan Lounge/Diner, Kitchen and WC.

The first floor boasts the Upper Landing, 3 double Bedrooms and the family Bathroom.

In addition to its convenient location, 4 The Galleries offers spacious accommodation in a traditional layout, is fully double glazed and benefits from air source central heating.

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

APPROACH

From the private residents parking area and entry through the enclosed garden and into the Hallway.

HALLWAY 5.6m x 2.2m (max)

With stairs rising to the first floor, understairs storage cupboard, radiator, cushioned flooring and doors leading to the Diner and WC.

LOUNGE 5m x 3.2m

Semi open plan to the Diner, with window to the rear elevation, radiator, laminate flooring and French doors leading out to the rear garden.

DINER 2.7m x 2.7m

Semi open plan to the Lounge and the Kitchen, radiator and laminate flooring.

KITCHEN 3m x 2.7m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, plumbing for dishwasher, washing machine, tumble dryer, space for freestanding fridge/freezer, window to the rear elevation and laminate flooring.

WC 1.5m x 1.1m

With white suite comprising wash basin, WC, heated towel rail, frosted window to the rear elevation and laminate flooring.

UPPER LANDING 2.8m x 2.4m (max)

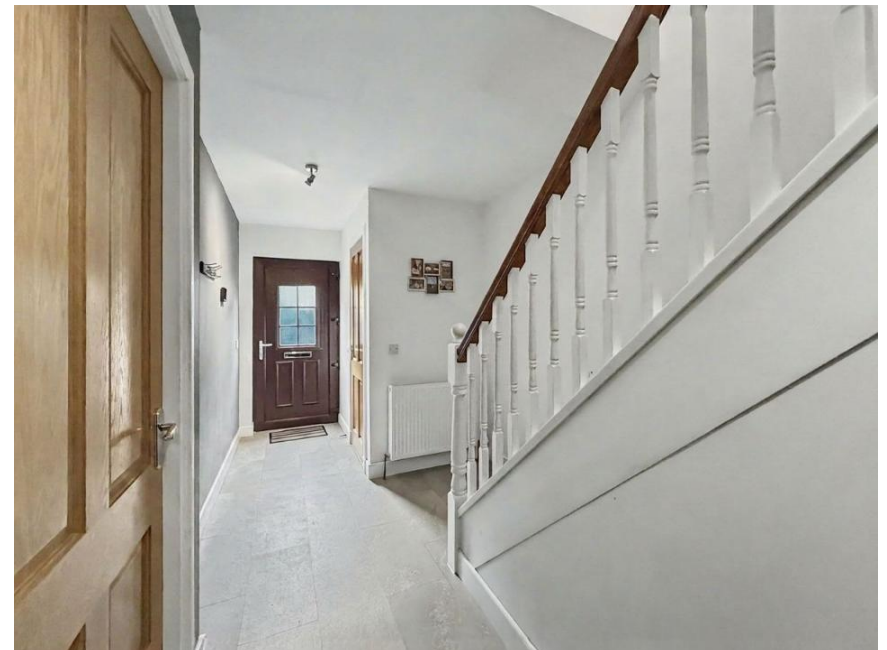
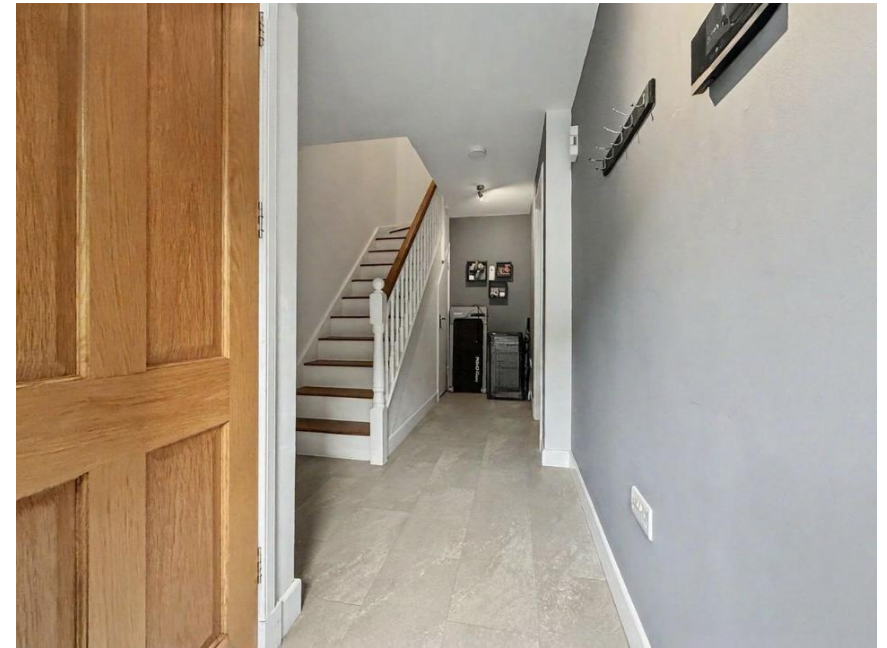
With access to the Loft, laminate flooring, doors leading to all Bedrooms and the family Bathroom.

BEDROOM ONE 5m x 3m

With 2 windows to the front elevation, built-in wardrobe, radiator and laminate flooring.

BEDROOM TWO 4m x 2.5m

With window to the rear elevation, radiator and laminate flooring.



BEDROOM THREE 2.8m x 2.4m

With window to the rear elevation, radiator and laminate flooring.

BATHROOM 3m x 1.7m

With white suite comprising bath with shower over, wash basin, WC, heated towel rail, built-in cupboard with sliding mirror doors and laminate flooring.

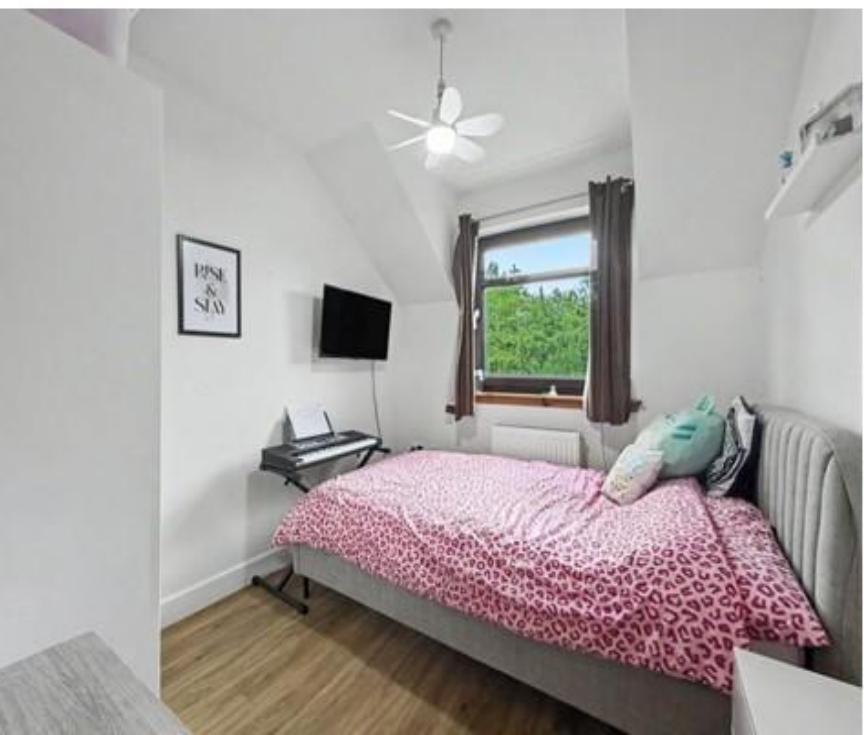
EXTERIOR

The front garden is fully enclosed with a gated timber fence and is accessed from the parking area. Laid with gravel & off set with a concrete path which leads to the door into the Hallway. There is a timber shed and the air source heat pump housed in the front garden. The rear garden is also fully enclosed with a gated timber fence and is laid with gravel, offset with a substantial timber decking patio area offering ample space for garden furniture. Free residents parking is located to the front of the property.

SPEAN BRIDGE

Spean Bridge is just 10 miles from Fort William. The area offers a range of amenities to include a supermarket, café, hotels, a church and a golf course. It is on the Glasgow - Fort William railway line as well as the overnight sleeper train to London. There is also an excellent nursery and primary school. The secondary school is in Fort William, which is accessed by a school bus. 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.





4 The Galleries, Spean Bridge



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 electricity, water & drainage
Oil tank

Council Tax: Band D

EPC Rating: D66

Gross internal floor area (m²) 88

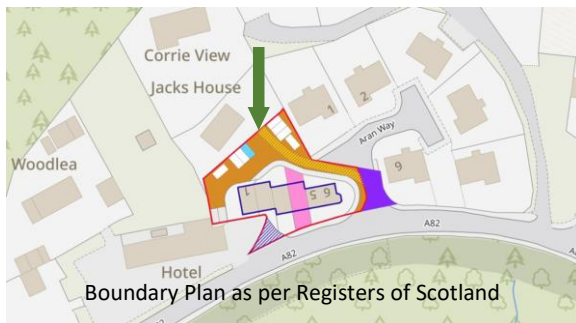
Local Authority: Highland Council

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

From Fort William follow the A82 north for approx. 7 miles to Spean Bridge. Continue ahead on A82 over the bridge following the road to the left, The Galleries are located on the right-hand side. Turn right before The Galleries into the car park. 4 The Galleries 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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