



2 Lundy Road

Inverlochy, Fort William, PH33 6NX

Offers Over £225,000

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PROPERTY

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Inverlochy, Fort William, PH33 6NX

2 Lundy Road is a lovely, spacious & bright 3 Bedroom mid-terrace House, located in the much sought-after village of Inverlochy. With well-maintained garden and detached garage, it would make a wonderful family home, purchase for first time buyers or as a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom mid-terraced House
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Views of Ben Nevis & surrounding mountains
- Hallway, Lounge, Kitchen, Dining Area
- 3 Bedrooms and 2 Shower Rooms
- Double glazed windows
- Electric heating
- Kitchen appliances available under negotiation
- Well maintained garden to front & rear
- Detached garage at rear of property
- No onward chain



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The Ground Floor accommodation comprises Hallway with stairs rising to the first floor, Lounge, Kitchen and Dining Area.

The First Floor accommodation offers the Upper Landing with stairs rising to the second floor, 2 double Bedrooms and Shower Room.

The Second Floor consists of a further double Bedroom and Shower Room.

In addition to its peaceful location, this property is fully double glazed and benefits from electric heating. It is set within well-maintained garden grounds. There is free parking at the rear in the garage or at the front on the street, or in the nearby carpark.

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

APPROACH

Via the enclosed garden at the front of the property and entrance into Hallway, or at the rear into the Dining Area.

HALLWAY 2.2m x 1.5m

With carpeted stairs rising to the first floor, radiator, fitted carpet and door leading to the Lounge.

LOUNGE 4.7m x 4.2m (max)

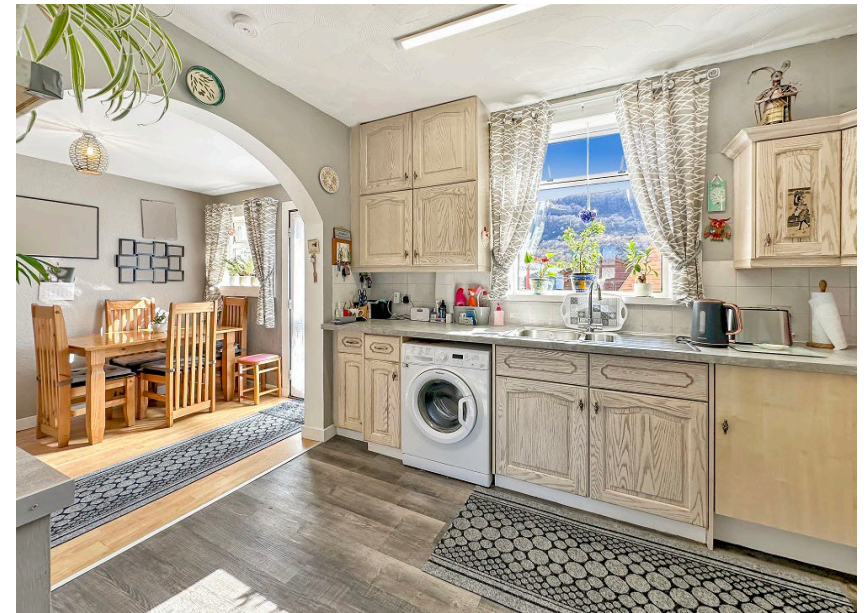
With window to the front elevation, radiator, electric fire with attractive surround, fitted carpet, and doors leading to the Kitchen and Hallway.

KITCHEN 6m x 2.9m (inc. Dining Area)

Fitted with base & wall mounted units, complementary work surfaces over, tiled splash-backs, stainless steel sink & drainer, electric oven & hob, laminate flooring, window to the rear elevation, archway leading to Dining Area, and door leading to the Lounge.

DINING AREA

With storage cupboard, radiator, laminate flooring, window to the rear elevation, and external door leading to the rear garden.



UPPER LANDING

With carpeted stairs rising to the second floor, fitted carpet, and doors leading to Bedrooms 1 & 2 and Shower Room.

BEDROOM ONE 3.6m x 3.2m (max)

With window to the front elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM TWO 3.5m x 3.1m (max)

With window to the rear elevation, built-in wardrobe with sliding mirrored doors, cupboard, radiator, and fitted carpet.

SHOWER ROOM 2.2m x 1.8m (max)

With white suite comprising shower cubicle with electric shower, WC & wash basin, window to the rear elevation, heated towel rail, and tiled flooring.

SECOND FLOOR LANDING

With fitted carpet, and doors leading to Bedroom 3 and Shower Room.

BEDROOM THREE 5m x 3.7m (max)

With Velux window to the rear elevation, eaves storage, coombed ceiling, radiator, fitted carpet and hatch to small Loft area.

SHOWER ROOM 1.7m x 1.6m

With white suite comprising shower enclosure with electric shower, basin, & WC, heated towel rail, Velux window to rear elevation and laminate



GARDEN

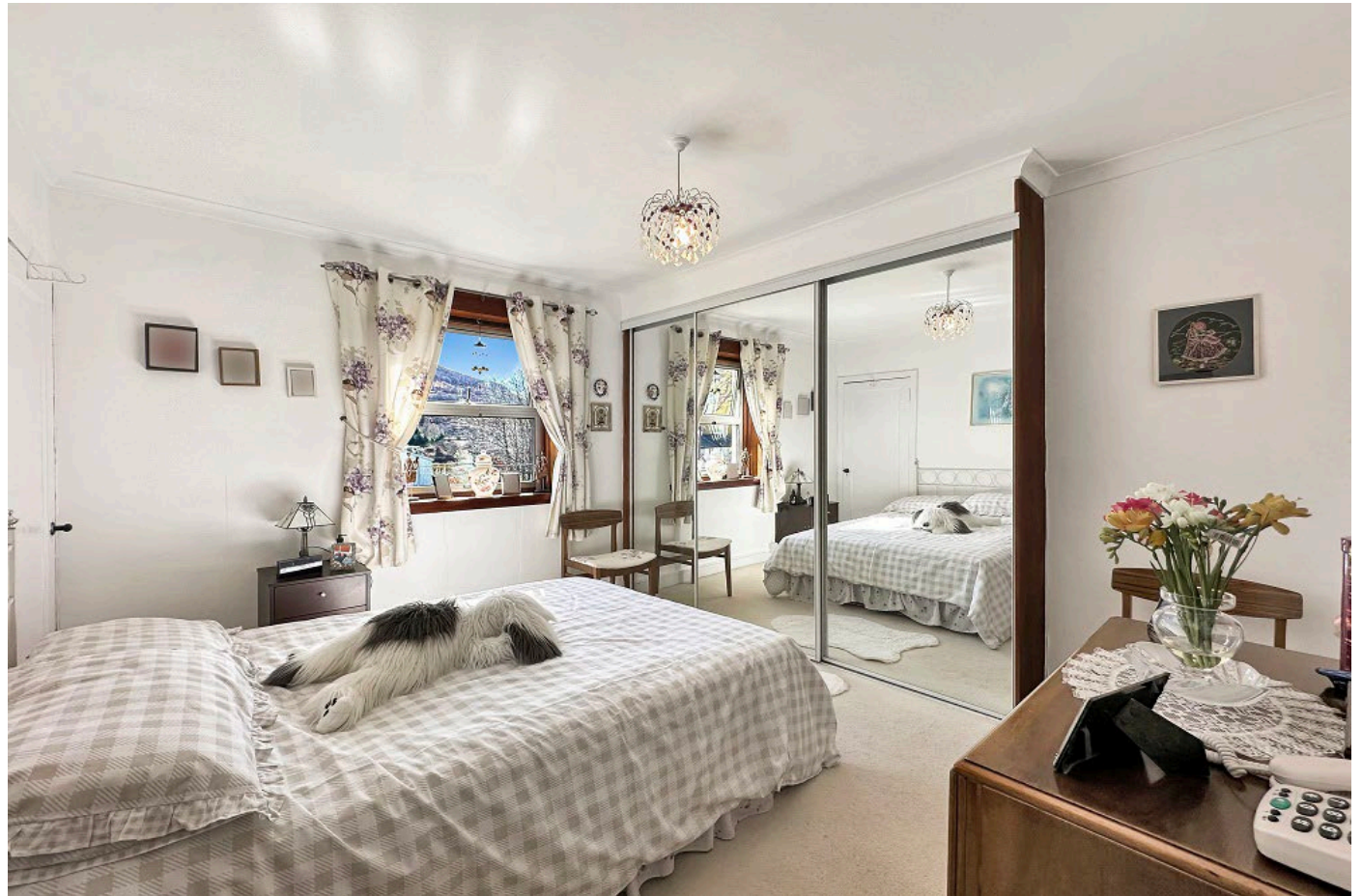
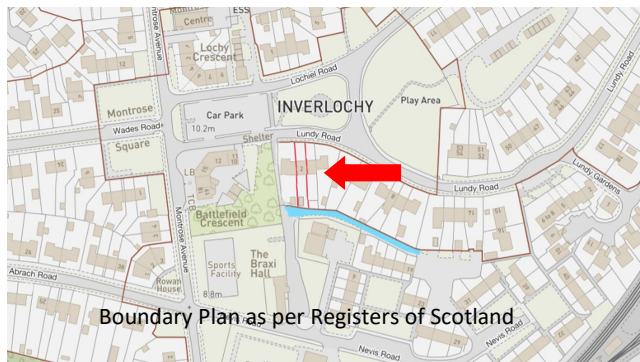
With well-maintained garden to the front & rear of the property. The front garden is enclosed by a timber fence and is laid mainly with gravel, offset with paved paths. The rear garden is also enclosed by a fence and is laid mainly with grass and offset with a paved path and paved patio area with space for garden furniture, the perfect suntrap area for dining al fresco.

GARAGE 6m x 3.6m

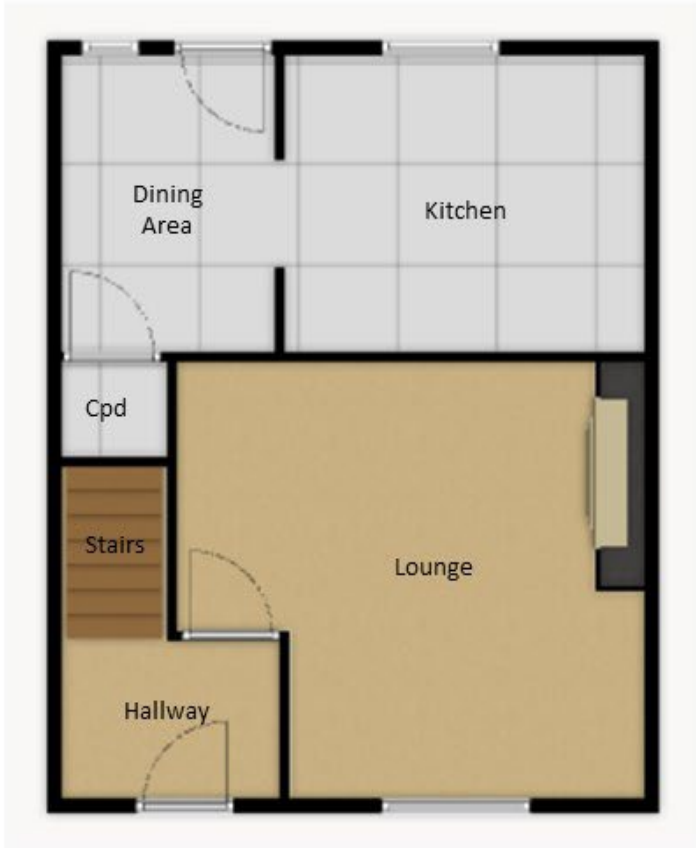
The garage is located in the rear garden. With up an over metal door to the rear elevation, further single door to the side, dual aspect windows, and has power & lighting.

INVERLOCHY

Inverlochy is a popular village close to the town of Fort William. It has its own primary school and nursery school. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing, and outdoor/adventure pursuits. The nearby town of Fort William offers further services & amenities.



2 Lundy Road, Inverlochy



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 & drainage.

Council Tax: Band C

EPC Rating: D57

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

Follow the A82 North from Fort William until you reach Nevis Bridge. At the roundabout take the first exit into Inverlochy. Continue down the hill past the school, continue ahead on Montrose Avenue, at the shops turn right onto Lundy Road. Continue ahead, Number 2 is on the right hand side and can be identified by the For Sale sign.

FORT WILLIAM

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.

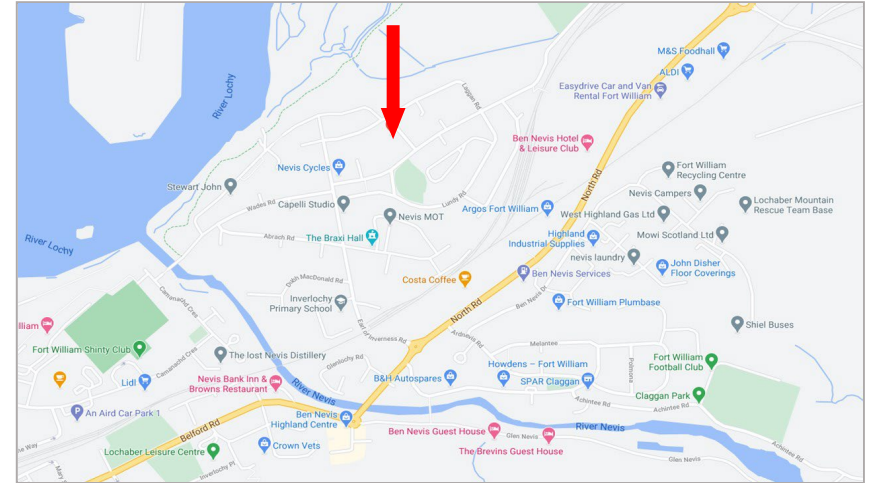
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

Prospective purchasers are advised to 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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