

Melby

8 Cromarty Crescent, Fort William, PH33 6LN

Offers Over £370,000

Fiuran
PROPERTY

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Melby is a spacious detached Villa with 6 Bedrooms, with enclosed garden, driveway and integrated garage. Situated in an elevated position with views over Loch Linnhe & to the Ardgour hills beyond. The property has been designed so that it could easily provide letting accommodation and separate owner's accommodation, offering the successful purchaser the opportunity to run a business from home.

Special attention is drawn to the following:-

Key Features

- Spacious 6 Bedroom detached Villa
- Elevated views over Loch Linnhe & mountains beyond
- Porch, Hallway, Lounge, Kitchen/Diner, Conservatory, WC
- Annex with Lounge/Kitchen/Diner, 2 Bedrooms, Bathroom
- Upper Landing, 4 Bedrooms (2 En Suite), Bathroom
- Sun Room/Greenhouse at the side of the property
- Excellent storage throughout including eaves & loft
- Double glazed windows & oil central heating
- Integrated garage with power & lighting
- Enclosed garden surrounding the property
- Gravelled driveway with ample parking
- Close to Fort William town centre
- Wonderful family home
- Bed & Breakfast potential
- Vacant possession, no onward chain



Melby is a spacious detached Villa with 6 Bedrooms, with enclosed garden, driveway and integrated garage. Situated in an elevated position with views over Loch Linnhe & to the Ardgour hills beyond. The property has been designed so that it could easily provide letting accommodation and separate owner's accommodation, offering the successful purchaser the opportunity to run a business from home.

The lower accommodation comprises of the Porch, Hallway, Lounge, Kitchen/Diner, Conservatory, WC, lockable door leading to the Annex with Lounge/Kitchen/Diner, Bathroom, 2 Bedrooms, and Sun Room/Green House.

The First Floor accommodation offers the Upper Landing, 4 further Bedrooms (2 with En Suite Shower Rooms), Bathroom, and hatch to the Loft.

In addition to its convenient location, this property is fully double glazed and benefits from oil central heating. It is set within enclosed garden grounds with beautiful views over Loch Linnhe and surrounding mountains.

There is integrated garage is to the side of the property located under the Lounge. 2 gravelled driveways, at both sides of the property provide ample parking.

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

APPROACH

Via the front of the property and entrance via steps into the Porch or at the rear via steps into the Conservatory.

PORCH 2.2m x 0.8m

With external door to the front elevation, laminate flooring, and door leading to the Hallway.

HALLWAY 3.9m x 2.5m (max)

With carpeted stairs rising to the first floor, radiator, laminate flooring, and doors leading to the Lounge, Kitchen, WC, and Annex.

LOUNGE 6.2m x 3.6m (max)

Bright room with dual aspect windows to the front and side elevations taking full advantage of the superb views, radiator, laminate flooring, and doors leading to the Kitchen/Diner and Hallway.

KITCHEN/DINER 7.2m x 3.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless sink & drainer, electric oven, electric grill, ceramic hob, stainless steel extractor hood, dishwasher, space for dining furniture, 2 windows to the rear elevation, laminate flooring, and doors leading to the Hallway and Lounge.

CONSERVATORY 3m x 2.6m (max)

With windows to the rear and side elevations, base units with complementary work surfaces over, plumbing for washing machine, space for tumble dryer, laminate flooring, door leading to the Kitchen, and external patio door leading to the rear garden.

WC 2.5m x 0.9m

With white suite comprising WC & wash basin, vinyl flooring, and door leading to the Hallway.



ANNEX

OPEN PLAN LOUNGE/KITCHEN/DINER 6.9m x 3.6m (max)
Fitted Kitchen with base & wall mounted units, complementary work surfaces over, electric cooker and hob, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, space for Lounge & Dining Room furniture, 2 windows to the rear elevation, radiator, laminate flooring, doors leading to the 2 Bedrooms & Bathroom, and external door leading to the Sun Room/Green House.

BEDROOM ONE 3.6m x 2.7m (max)
With window to the front elevation, built-in wardrobe, radiator, laminate flooring, and door leading to the En Suite Shower Room.

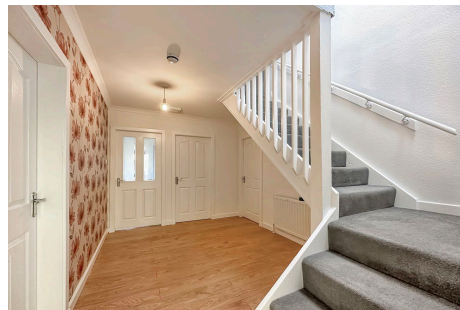
EN SUITE SHOWER ROOM 2.5m x 1.3m
With white suite comprising shower cubicle, WC & wash basin, part tiled walls, and vinyl flooring.

BEDROOM TWO/SITTING ROOM 3.6m x 2.9m (max)
With window to the front elevation, shelved recess, radiator, and laminate flooring.

BATHROOM 2.5m x 1.4m
With white suite comprising bath with shower over, WC & wash basin, part tiled walls, radiator, and vinyl flooring.

UPPER LANDING
With Velux window, 2 storage cupboards (1 housing the hot water tank), radiator, fitted carpet, doors leading to all first floor Bedrooms, family Bathroom and hatch to the Loft.

BEDROOM THREE 4.2m x 2.8m (max)
With window to the front elevation, built-in wardrobe, radiator, fitted carpet, and door leading to the En Suite Shower Room.



EN SUITE SHOWER ROOM 2.3m x 1.9m (max)

With white suite comprising shower cubicle, WC & wash basin, part tiled walls, Velux window, and vinyl flooring.

BEDROOM FOUR 3.9m x 3.2m

With window to the front elevation taking full advantage of the loch & mountain views, radiator and fitted carpet.

FAMILY BATHROOM 2.5m x 1.4m

With white suite comprising bath, WC & wash basin, part tiled walls, radiator, and vinyl flooring.

BEDROOM FIVE 4.6m x 4.5m (max)

With window to the front elevation, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.5m x 1.3m

With white suite comprising shower cubicle, WC & wash basin, part tiled walls, and vinyl flooring.

BEDROOM SIX 5.4m x 2.2m (max)

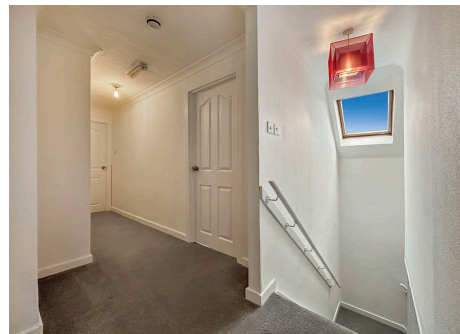
With dual aspect windows to the front & side elevations taking full advantage of the loch & mountain views, radiator, and fitted carpet.

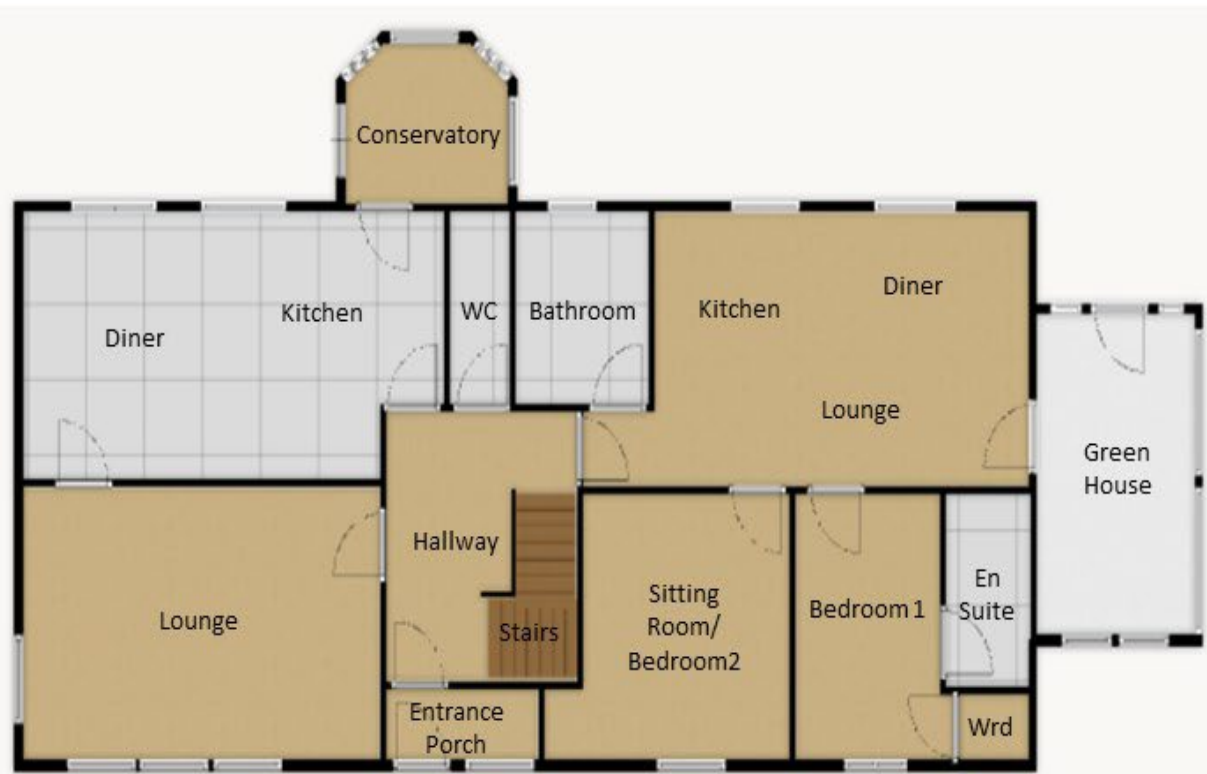
GARDEN

The sizable garden surrounds the property and captures the wonderful views of Loch Linnhe and surrounding mountains. The garden is planted with mature hedging plants, trees and bushes, There are 2 gravelled driveways providing ample private parking.

GARAGE

With double timber doors to the front elevation, and with power, and lighting

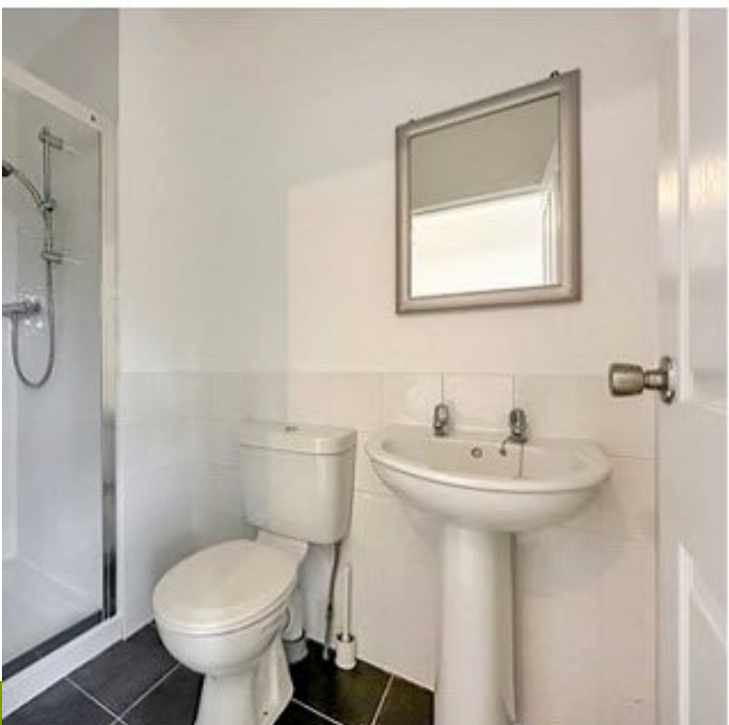




Melby 8 Cromerty Road Fort William

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 & drainage.
Oil tank.

EPC Rating: E44

Council Tax : F

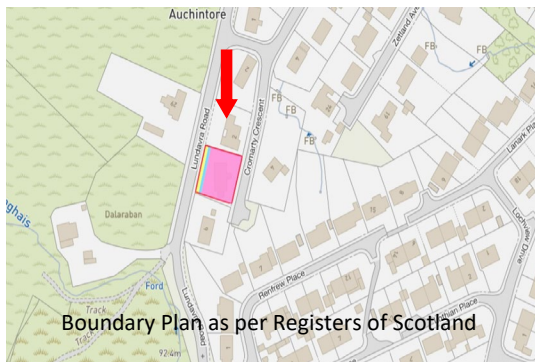
Local Authority: Highland Council

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

From the A82, at the West End roundabout take the exit on to Lundavra Road. Continue up the hill. Take 5th turning left into Sutherland Avenue, then take first right into Cromarty Crescent. Melby is the 3rd property on the left, and can be identified by the For Sale sign.

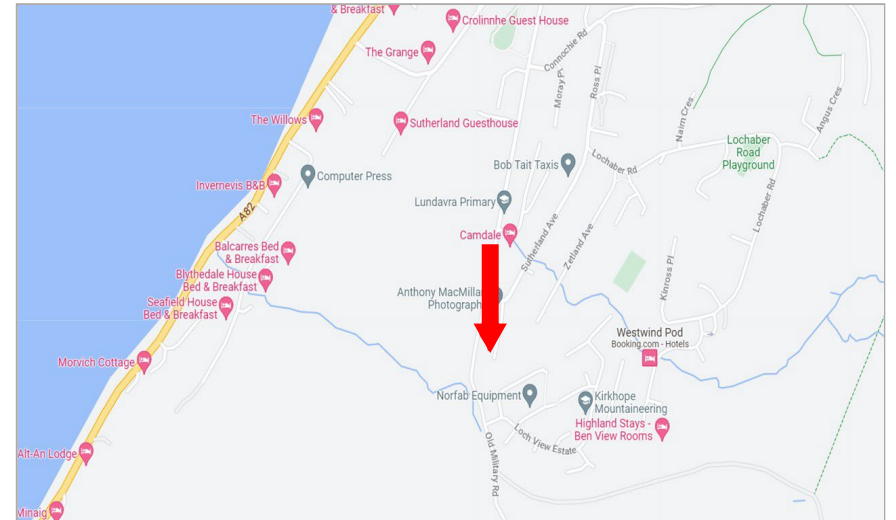
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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