



4 Bute Place

Fort William, PH33 6UT

Offers Over £170,000

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4 Bute Place is a beautifully presented and spacious detached House. In an elevated position with stunning views over Loch Linnhe & surrounding countryside. With well-maintained low maintenance enclosed garden and timber shed, it would make a perfect family home, ideal purchase for first time buyers or as a buy-to-let investment.

Key Features

- Lovely 2/3 Bedroom detached House
- Unrestricted elevated loch & mountain views
- Within walking distance of local amenities
- Recently modernised throughout
- Hallway, open plan Lounge/Kitchen/Diner, WC
- 2 double Bedrooms, Box Room, Shower Room
- Double glazed windows, oil central heating
- Attractive log burner stove in Lounge
- Excellent storage including Loft
- Well maintained garden with fine open views
- Timber shed and log store
- Wonderful family home
- Perfect for first time buyers
- Ideal buy-to-let investment



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

The First Floor consists of the Upper Landing, 2 double Bedrooms (1 with built in wardrobes), Box Room and family Shower Room.

There is also a Loft, which is accessed via a hatch in the upper landing.

In addition to its convenient location, 4 Bute Place has been recently modernised and is fully double glazed with oil fired central heating and a log burner stove.

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

APPROACH

Via the rear garden and entrance into the Hallway or at the front into the Porch.

PORCH 1.8m x 0.9m

With storage cupboard housing the electric fuse box, laminate flooring, and door leading to the Hallway.

HALLWAY 6.6m x 1.8m (max)

With carpeted stairs rising to the first floor, large shelved understairs storage cupboard, radiator, laminate flooring, doors leading to the Lounge/Kitchen/Diner, WC & Porch, and external door to the rear garden.

LOUNGE 4.8m x 3.5m

Open plan to the Kitchen/Diner, with window to the rear elevation, attractive log burner stove, radiator, and laminate flooring.

KITCHEN/DINING ROOM 3.5m x 2.7m

Open plan to the Lounge, fitted with a range of modern base & wall mounted units, complementary work surfaces over, tiled splash-backs, stainless steel sink & drainer, electric oven, ceramic hob with extractor hood over, dishwasher, space for free standing fridge/freezer, washing machine, space for dining furniture, windows to the rear elevation taking full advantage of the stunning views over Loch Linnhe and beyond, laminate flooring, and door to the Hallway.



WC 1.9m x 1.8m

With white suite comprising WC & wash basin set in a vanity unit, radiator, laminate flooring and door to Hallway.

UPPER LANDING 3.6m x 1.8m (max)

With large shelved storage cupboard, radiator, fitted carpet, and doors leading to both Bedrooms, Box Room, family Shower Room, and access hatch to the Loft.

BEDROOM ONE 4.4m x 3.6m (max)

With window to the front elevation with wonderful views of the loch and mountains, built-in wardrobes with sliding mirrored doors, radiator and fitted carpet.

BEDROOM TWO 3.5m x 3.2m

With window to the rear elevation, radiator and fitted carpet.

BOX ROOM 2m x 1.8m

With radiator and fitted carpet.

SHOWER ROOM 2m x 1.7m

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



GARDEN

The well maintained, low maintenance garden surrounds the property. The front garden is laid mainly with gravel with a paved area suitable for garden furniture, the perfect place to sit, relax, dine alfresco and enjoy the views. The side and rear gardens are again laid with gravel offset with concrete paths. The side garden houses a timber shed, and a log store. The rear garden houses the oil tank. There is free on street parking to the rear of the property.

LOCATION

Upper Achintore is a very popular residential area of Fort William and offers breathtaking views over Loch Linnhe & the beautiful surrounding countryside. The town centre is only approximately 15 minutes' walk away. Upper Achintore offers a well-stocked supermarket and a newly built nursery & primary school. There is a local bus service which operates regularly on a daily basis to the town centre and beyond. The secondary school is at Lochybridge on the other side of town which pupils and staff can easily reach by taking the school bus. Further transport links are easily accessible from the town centre to Inverness, Oban, Glasgow & further afield.



4 Bute Place, 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.

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

At the West End roundabout take the exit onto Lundavra Road, turn onto Connochie Road. Continue up the hill, take the next left onto Dunbarton Road, passing the parking area on the left. Bute Place is first turning after the parking spaces. Number 4 is located directly ahead 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.

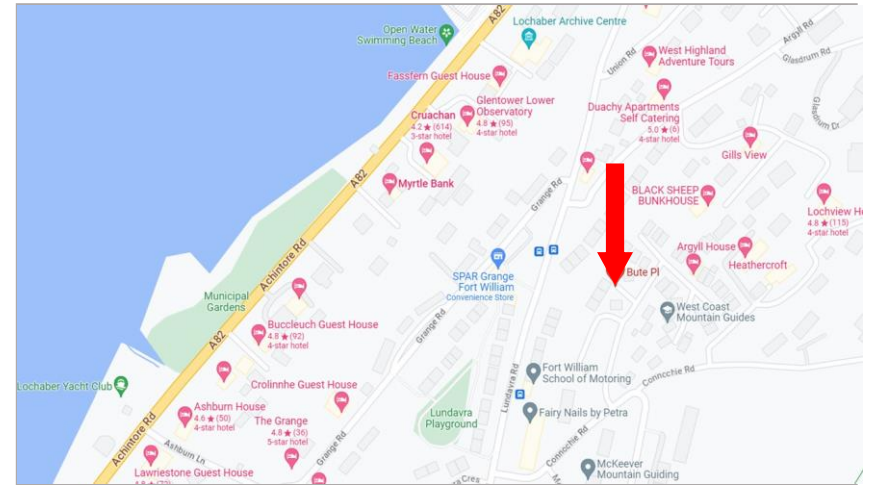
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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