



Hillview Lodge

Achintore Road, Fort William, PH33 6RW

Guide Price £375,000

Fiuran
PROPERTY

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Hillview Lodge is a spacious detached Villa with 3 Bedrooms. Situated in a wonderful position with unrestricted panoramic views over Loch Linnhe & hills beyond. With well-maintained garden, car port & timber shed, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Attractive 3 Bedroom detached Villa
- Stunning views over Loch Linnhe
- Entrance Porch, Hallway, Lounge, Dining Room
- Newly fitted Kitchen, Utility Room, WC
- Ground floor Bedroom with En Suite
- Upper Landing, 2 further Bedrooms both En Suite
- Excellent storage throughout including loft & eaves
- Kitchen & Utility Room white goods included in sale
- Contents available under separate negotiation
- Double glazed windows
- Newly installed boiler & oil central heating
- Well-maintained mature garden grounds
- Tarmac driveway with ample parking
- Car port and timber shed
- Wonderful family home
- Bed & Breakfast potential
- Only 6 minutes' drive to Fort William town centre



Hillview Lodge is a spacious detached Villa with 3 Bedrooms. Situated in a wonderful position with unrestricted panoramic views over Loch Linnhe & hills beyond. With well-maintained garden, car port & timber shed, it would make a wonderful family home.

The ground floor accommodation comprises of the entrance Porch, spacious Hallway, Lounge, Dining Room, Kitchen, Utility Room, WC, and double Bedroom with En Suite Shower Room.

The First Floor offers the Upper Landing, 2 further double Bedrooms both with En Suite Shower Rooms.

In addition to its beautiful location, this property is fully double glazed and benefits from oil central heating. It is set in well-maintained grounds with amazing views over Loch Linnhe and surrounding mountains.

The tarmac driveway provides ample parking for several vehicles.

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

APPROACH

Via the front of the property and entrance into the entrance Porch, or at the rear into the Utility Room.

ENTRANCE PORCH 2m x 1.9m

With external door and windows to the front elevation storage cupboard, radiator, fitted carpet, and door leading to the Hallway.

HALLWAY 4.2m x 1.9m

With carpeted stairs rising to the first floor, understairs storage cupboard, radiator, fitted carpet, and doors leading to the Lounge, Dining Room, Kitchen, and ground floor Bedroom.

LOUNGE 5.7m x 4.5m (max)

With large picture windows to the front elevation, taking full advantage of the superb views, further window to the side elevation, 2 radiators, and fitted carpet.

DINING ROOM 3.7m x 2.8m

With sliding patio doors to the front elevation leading out onto a patio area with stunning loch & mountain views, radiator, and fitted carpet.

KITCHEN 3.8m x 3.8m (max)

Fitted with a range of newly fitted modern base & wall mounted units, complementary work surfaces over, sink & drainer, oven hob with extractor hood over, dishwasher, microwave, fridge, dual aspect windows to the rear & side elevations, laminate flooring, and door leading to the Utility Room.

UTILITY ROOM 1.9m x 1.9m

With external door leading to the rear garden, wall mounted cupboards housing the electrical fuse box, washing machine, tumble dryer, undercounter freezer, radiator, laminate flooring, and door to the WC.

WC 1.8m x 1m

With white suite comprising WC & wash basin tiled walls, window to the rear elevation, and vinyl flooring.



BEDROOM ONE 4.9m x 3.7m (max)

With window to the rear elevation, fitted wardrobes with draw & mirror unit, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.6m x 1m

With white suite comprising shower enclosure, WC & wash basin set in a vanity unit, radiator, tiled walls, and vinyl flooring.

UPPER LANDING 3.7m x 2.9m

With wooden balustrade, large walk-in shelved storage cupboard housing the hot water tank, radiator, Velux window to the rear elevation, fitted carpet, and doors leading to both upper Bedrooms.

BEDROOM TWO 6.1m x 3.7m (max)

With windows to the front elevation with fine open loch & mountain views, further Velux window to the rear elevation, radiator, eaves storage, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.9m x 1.8m

With white suite comprising shower cubicle with electric shower, WC & wash basin, radiator, eave storage, and vinyl flooring.

BEDROOM THREE 6.1m x 4.7m (max)

With windows to the front elevation with stunning views over the loch & to the mountains beyond, large walk-in wardrobe, 2 radiators, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.3m x 1.8m

With pale pink suite comprising shower cubicle with electric shower, WC & wash basin, radiator, and fitted carpet.



GARDEN

The beautifully well-maintained garden surrounds the property and captures the wonderful views of Loch Linnhe and surrounding mountains, there is a patio area leading out from the Dining Room which is the perfect place to sit, relax and to enjoy the views. The front garden is laid partly with grass and partly with tarmac and is offset with a variety of mature shrubs, bushes and seasonal planting. The rear garden is tiered with the lower level laid with paving slabs & gravel, with steps leading to the upper level which is laid partly with grass and with borders planted again with mature trees, shrubs, bushes and seasonal planting. The side garden houses the car port with a timber shed and store behind. The tarmac driveway leads from the front to the side of the property and provides ample parking.

FORT WILLIAM

Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population. 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.



Hillview Lodge, 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: D66 **Council Tax :** F

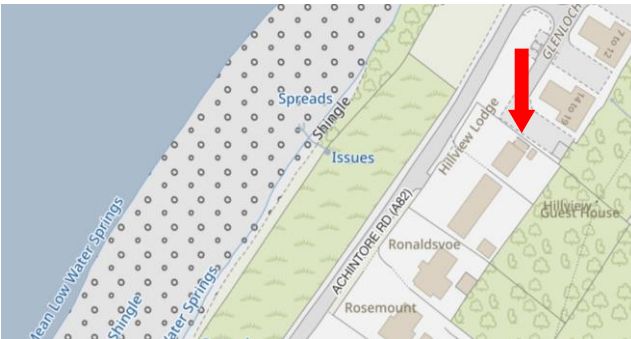
Local Authority: Highland Council.

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.



DIRECTIONS

Follow the A82 South from Fort William West End roundabout for approx. 2.2 miles. Hillview Lodge is on the left and can be identified by the for sale sign.

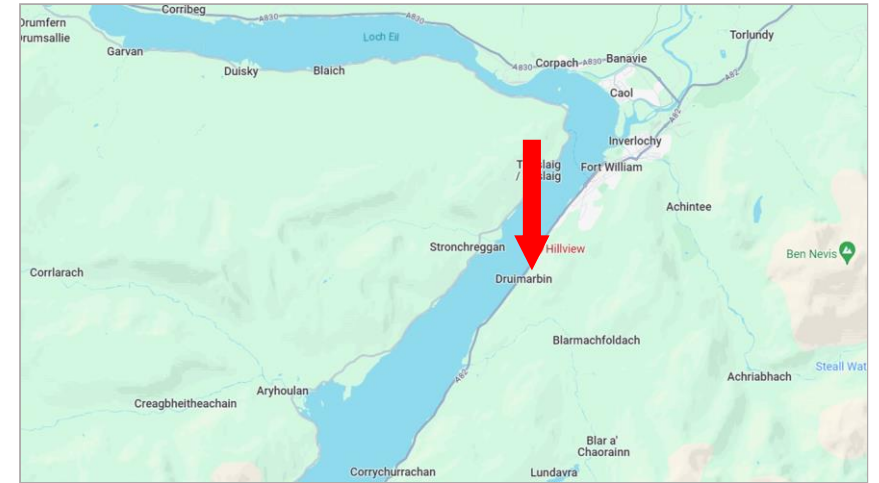
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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T: 07471 783 721

E: kellie@fiuran.co.uk

**Dail-Uaine, Invercoe,
Glencoe, PH49 4HP**

