



Dochas, 10 Renfrew Place

Fort William, PH33 6UE

Guide Price £200,000

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PROPERTY

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Dochas is an attractive 3 Bedroom semi-detached Bungalow, located in the popular Loch View Estate area of Fort William. Offering spacious accommodation in a traditional layout, with private garden, detached garage, and within walking distance of the town centre. Although in need of upgrading it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom semi-detached Bungalow
- Within walking distance of local amenities
- Porch, Hallway, Lounge, Kitchen
- Bathroom, 3 Bedrooms and Loft
- Excellent Storage throughout
- Double glazed windows
- Oil fired central heating
- Private garden
- Greenhouse and timber shed
- Detached garage
- Driveway with car port
- Wonderful family home
- No onward chain



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The accommodation comprises of the entrance Porch, Hallway with 2 storage cupboards, Lounge, Kitchen, 3 Bedrooms, and Bathroom.

There is also a Loft which is accessed via a cupboard in the Hallway.

In addition to its peaceful cul-de-sac location, this property is fully double glazed, and benefits from oil central heating. The driveway to the side of the property offers a car port, houses a detached garage and provides off-street private parking.

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

APPROACH

Via front garden and entrance at the side into the Porch or at the rear via a ramp into Bedroom 2 which is currently used as a Dining Room.

PORCH 1.2m x 1.1m

With entrance door to the side elevation, fitted carpet, and glass door leading to the Hallway.

HALLWAY 5.7m x 4m (max)

With 2 large storage cupboards, radiator, fitted carpet, doors leading to the Lounge, Kitchen, Bathroom and all 3 Bedrooms.

LOUNGE 5.7m x 4.2m (max)

With window to the front elevation, electric fire with attractive surround (open fire behind), 3 radiators, fitted carpet, double doors leading to the Kitchen.

KITCHEN 6.4m x 3m

Fitted with a range of wall & base mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, extractor hood over, fridge, freezer, washing machine, radiator, vinyl flooring, window to the rear elevation, opening leading to the Hallway.

BEDROOM ONE 4m x 2.2m

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

BEDROOM TWO 4m x 3m

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



BEDROOM THREE 5.3m x 3m

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

BATHROOM 1.9m x 1.9m

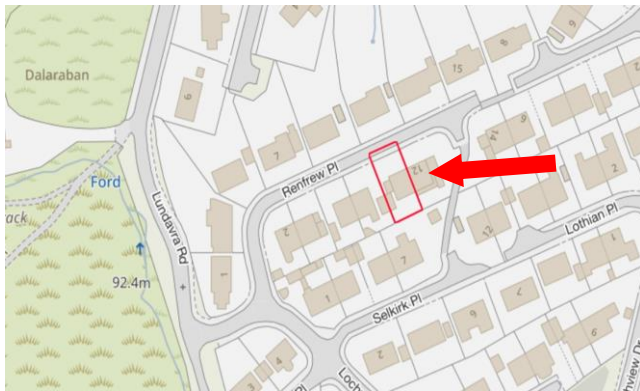
With suite comprising bath with electric shower over, WC & wash basin set in a vanity unit, frosted window to the side elevation, radiator, and cushioned flooring.

GARAGE

With up & over door to the front elevation, further single door to the side elevation, power and lighting.

GARDEN

With private garden to the front, side & rear of the property. The front garden is laid with grass offset with mature hedging plants, shrubs & bushes. The side garden is laid with tarmac and leads to the car port and garage. The rear garden is enclosed by a timber fence and hedging plants, it is laid mainly with grass, and houses a greenhouse and timber shed. The private driveway provides off street parking.



Boundary Plan as per Registers of Scotland



Dochas, 10 Renfrew 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 D **EPC Rating:** D59

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 the west end roundabout, proceed up Lundavra Road. Turn left into Loch View Estate. Take first left into Renfrew Place and follow the road round to the right. Dochas is the 5th property 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.

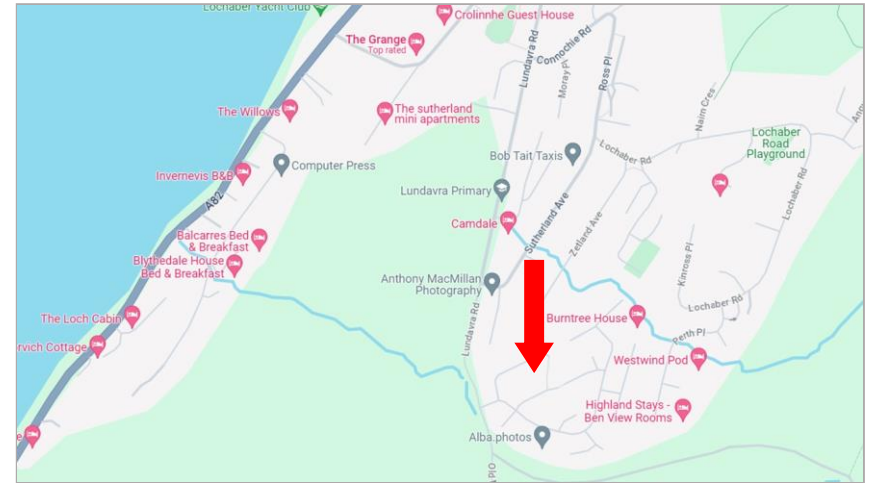
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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T: 07471 783 721

E: kelie@fiuran.co.uk

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

