



66 Riverside Park

Lochside, Fort William, Inverness-shire, PH33 7RB

Guide Price £265,000

Fiuran
PROPERTY

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66 Riverside Park is a beautifully presented & spacious 2/3 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and is located in a quiet cul-de-sac in the popular village of Lochside, it will make a perfect family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 2/3 Bedroom detached Bungalow
- Immaculate & in walk-in condition
- Wonderful views of Ben Nevis
- Porch, Hallway, Lounge, Kitchen/Diner
- WC, Utility Room, 2 double Bedrooms
- Single Bedroom/Office, Bathroom
- Newly fitted windows & external doors
- Modern Air Source Heating
- Enclosed garden to front, side & rear
- Garage with electric roller door
- Private block paved driveway
- Convenient village location
- Wonderful family home
- No onward chain



66 Riverside Park is a beautifully presented & spacious 2/3 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and is located in a quiet cul-de-sac in the popular village of Lochyside, it will make a perfect family home or an ideal buy-to-let investment.

The accommodation comprises entrance Porch, Hallway with storage cupboard, Lounge, modern fitted Kitchen/Diner, Utility Room, WC, 2 double Bedrooms both with built-in wardrobes, single Bedroom/Office, and family Bathroom. There is also a large Loft space with lighting (accessed via a retractable ladder in the Hallway), and an detached garage with power & lighting.

In addition to its convenient location, this lovely Bungalow is partly triple glazed and partly double glazed, and benefits from newly installed Air Source Heating system with Renewable Heat Incentive (RHI) payments paid to the owner of the property. The property is surrounded by a well-maintained garden with a block paved driveway.

Lochyside is approximately 3 miles from Fort William Town Centre. Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William. There is also a train station in Fort William with daily links to Glasgow. The station is also the starting point for The Jacobite, the only steam-powered train still running on the mainline in Great Britain.

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

APPROACH

Via the block paved driveway at the front, and entrance into Porch or at the rear into Utility Room.

PORCH 1.8m x 1.3m external door to the front elevation, radiator, vinyl flooring, and internal glazed door leading in to the Hallway.

HALLWAY 5.2m x 2.8m (max)

With built-in storage cupboard, radiator, fitted carpet, hatch to Loft, and doors leading to the Lounge, Kitchen/Diner, Bathroom, both double Bedrooms and the single Bedroom/Office.

LOUNGE 4.8m x 4m

With triple glazed window to the front elevation, radiator, and laminate flooring.

KITCHEN/DINER 4m x 3.2m

Fitted with a range of modern white gloss base & wall mounted units, complementary work surfaces over, sink, built-in electric Neff oven & Neff combi microwave, induction hob, Respatex style splash-backs, dishwasher, space for freestanding fridge/freezer, radiator, space for dining furniture, window to the rear elevation, vinyl flooring, and door leading to the Utility Room.

UTILITY ROOM 2.3m x 1.8m

With base & wall mounted units, complementary work surfaces over, plumbing for washing machine, tumble dryer, vinyl flooring, door leading to the WC, and external glazed door leading to the rear garden.

WC 1.8m x 0.9m

Fitted with a white suite comprising wash basin set in a vanity unit & WC, and vinyl flooring.



BEDROOM ONE/OFFICE 3m x 1.9m

With window to the side elevation, radiator, and laminate flooring.

BEDROOM TWO 4m x 3.4m

With triple glazed window to the front elevation, built-in wardrobe cupboard housing the hot water tank, radiator, and fitted carpet.

BEDROOM THREE 3.4m x 3.2m

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

BATHROOM 2.2m x 2.2m (max)

Fitted with a modern white suite comprising bath with shower over, wash basin & WC, heated towel rail, tiled flooring, and window to the side elevation.

LOFT

Large partially floored storage space with lighting, and retractable ladder.

GARAGE

With lighting, power, roller electric door to the front, and external door at the rear.

GARDEN

Well-maintained garden to the front, side & rear of the property. The front is laid mainly to block paving & gravel, and the rear garden has attractive raised beds planted with seasonal colour, block paving & ramp access to the Utility Room. There is a shed to the side, and private parking for several vehicles to the front of the property. There is also parking for one car in the garage.



66 Riverside Park, Lochyside



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 and drainage.

Council Tax: Band E **EPC Rating:** D60

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.

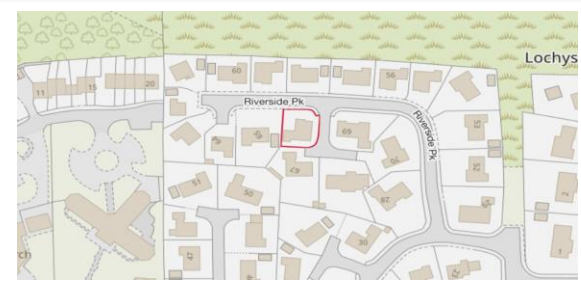
Home Report: A copy is available through the selling Agent.

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.

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.



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 Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road around taking the second right into Riverside Park. Continue ahead following the road to the left, take the next right, No 66 is on the left-hand side, and can be identified by the for sale sign.

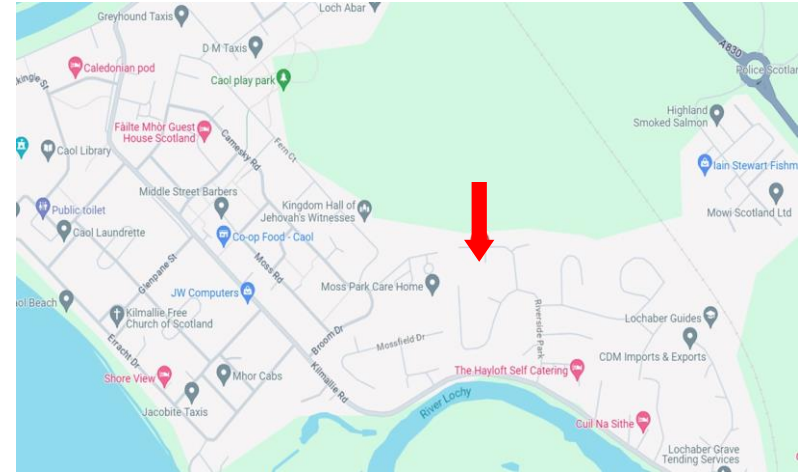
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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