



## 10 Angus Crescent

Fort William, PH33 6TY

Guide Price £150,000

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PROPERTY

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# 10 Angus Crescent

Fort William, PH33 6TY

10 Angus Crescent is a very desirable and spacious mid-terrace House. In an elevated position with lovely mountain views. With enclosed garden to the front & rear and timber shed, it would make a perfect family home, ideal purchase for first time buyers or as a buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- 3 Bedroom mid-terraced House
- Elevated mountain views
- Within walking distance of local amenities
- Hallway, Lounge, open plan Kitchen/Diner
- WC, 3 double Bedrooms & family Bathroom
- Double glazed windows, electric heating
- Private garden to front & rear
- Timber shed in front garden
- Free on street parking to front
- Wonderful family home
- Perfect for first time buyers
- Ideal buy-to-let investment



10 Angus Crescent is a very desirable and spacious mid-terrace House. In an elevated position with lovely mountain views. With enclosed garden to the front & rear and timber shed, it would make a perfect family home, ideal purchase for first time buyers or as a buy-to-let investment.

The lower accommodation comprises of the Hallway, Lounge, WC, open-plan Kitchen/Diner, and Utility Area.

The First Floor consists of the Upper Landing, 3 double Bedrooms, and family Bathroom.

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

In addition to its popular location 10 Angus Crescent benefits from being double glazed and has electric heating.

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

### **APPROACH**

Via the shared pathway (shared with one other property) into the private front garden, and entry into the Vestibule with cupboard housing the electrics, and main door to the Hallway.

### **HALLWAY** 3m x 2.8m (max)

With carpeted stairs rising to the first floor, understairs storage cupboard, heater, laminate flooring, and doors leading to the Kitchen/Dinner and WC.

### **KITCHEN/DINING ROOM** 6.5m x 2.8m

Spacious room, fitted with a range of modern base & wall mounted units, complementary work surfaces over, electric oven, ceramic hob with extractor hood over, tiled splash-backs, stainless steel sink & drainer, dishwasher, plumbing for washing machine, space for free standing fridge/freezer, space for dining furniture, window to the rear elevation, curtain to Utility Area, double glazed doors leading to the Lounge, laminate flooring, and external patio doors leading to the rear garden.

### **UTILITY AREA** 1.2m x 1m

With shelving, and space for tumble dryer.

### **LOUNGE** 3.5m x 3.5m

With window to the front elevation with views towards the surrounding mountains, and laminate flooring.

### **WC** 1.7m x 1.5m

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



## UPPER LANDING

With large storage cupboard, fitted carpet, and doors leading to all Bedrooms, Bathroom, and access hatch to the Loft.

## BEDROOM ONE 3.5m x 3m

With window to the front elevation taking full advantage of the wonderful mountain views, cupboard housing the hot water tank, heater, and fitted carpet.

## BEDROOM TWO 3.5m x 3.5m

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

## BEDROOM THREE 4.1m x 2.9m

With dual aspect windows to the front & rear elevations, heater, and fitted carpet.

## BATHROOM 3m x 1.5m

With white suite comprising bath with electric shower over, WC & wash basin, frosted window to the front elevation, partly tiled walls, and tiled flooring.

## LOFT

The Loft is accessed via a hatch in the upper landing.



## GARDEN

The front garden is laid with grass and has lovely mountain views, there is ample space for garden furniture, the perfect place to sit, relax, dine alfresco and to enjoy the views. The front garden houses a small timber shed. The rear garden is laid with decking and fully enclosed with a timber fence, with a gate for access to the hills beyond. 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.



Boundary Plan as per Registers of Scotland



# 10 Angus Crescent, 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:** F38

**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 bearing to the right onto Ross Place. Turn left onto Lochaber Road. At the top of the hill, continue straight ahead onto Angus Crescent. Take the first turning left. Number 10 is the fifth house along 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.

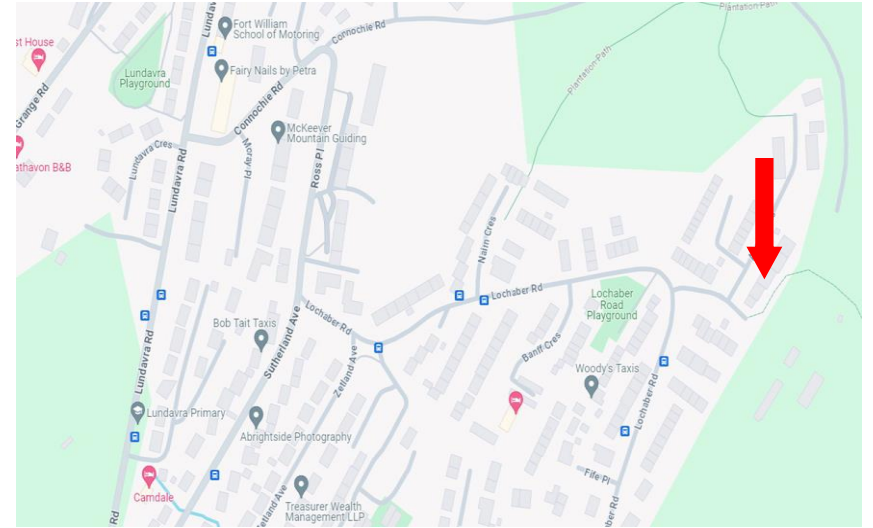
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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