



6 Lochaber Place

Fort William, PH33 6XB

Guide Price £115,000

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Fort William, PH33 6XB

6 Lochaber Place is a very desirable and spacious 3 Bedroom top floor Apartment, with views of Loch Linnhe & towards the Conaglen Hills. With communal garden and private residents parking, it would make a wonderful family home, ideal purchase for first time buyers, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Bright 3 Bedroom top floor Apartment
- Views of Loch Linnhe & Conaglen Hills
- Convenient town centre location
- Hallway, Lounge, Dining Room, Kitchen
- 3 Bedrooms, Bathroom & Loft
- Excellent storage throughout
- Double glazed windows
- Electric heating
- Communal garden to front, side & rear
- Private shed allocated to this Apartment
- Ample free residents parking at the rear
- Ideal purchase for first-time buyers/investor
- Wonderful family home



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The accommodation comprises of the L shaped Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, and family Bathroom.

There is also a large partially floored Loft, which is accessed via a hatch in the Hallway.

In addition to its convenient location, 6 Lochaber Place benefits from spacious accommodation in a traditional layout, with double glazed windows & with electric heating.

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

APPROACH

Via the parking area immediately before the Apartments. Entrance door at both sides of the communal Hall, Number 6 is located on the top floor.

HALLWAY 10.5m x 1.6m (max)
L-shaped with 3 storage cupboards (1 housing the hot water tank), storage heater, fitted carpet, and doors leading to the Kitchen, Lounge, Bathroom, and all 3 Bedrooms.

KITCHEN 3m x 2.5m
Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, ceramic hob with extractor hood over, tiled splash-backs, stainless steel sink & drainer, dishwasher, free standing fridge/freezer, plumbing for washing machine, window to the rear elevation, and laminate flooring.

LOUNGE 3.9m x 3.5m
With dual aspect windows to the front & side elevations, fitted carpet, and semi-open plan to the Dining Room.

DINING ROOM 3.6m x 2.4m (max)
With window to the rear elevation, space for dining furniture, storage heater, and fitted carpet.

BEDROOM ONE 3.5m x 3.4m
With window to the front elevation, built-in wardrobe with sliding doors, and laminate flooring.



BEDROOM TWO 3.5m x 3.5m

With window to the front elevation, storage heater, and laminate flooring.

BEDROOM THREE 4.1m x 2.9m

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

BATHROOM 3m x 1.5m

With white suite comprising bath with mixer tap and electric shower over, WC & wash basin set in a vanity unit, frosted window to the rear elevation, heated towel rail, and tiled walls & flooring.

GARDEN

With communal garden to the front, side & rear. Ample private residents off-street parking is located to the rear of the Apartments.

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.



6 Lochaber 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:** D66

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 bearing to the right onto Ross Place. Take 2nd turning left immediately before the Apartments and continue to the parking area at the rear. Enter the communal close via the blue door. Number 6 is on the 3rd floor and can be identified by the For Sale sign.

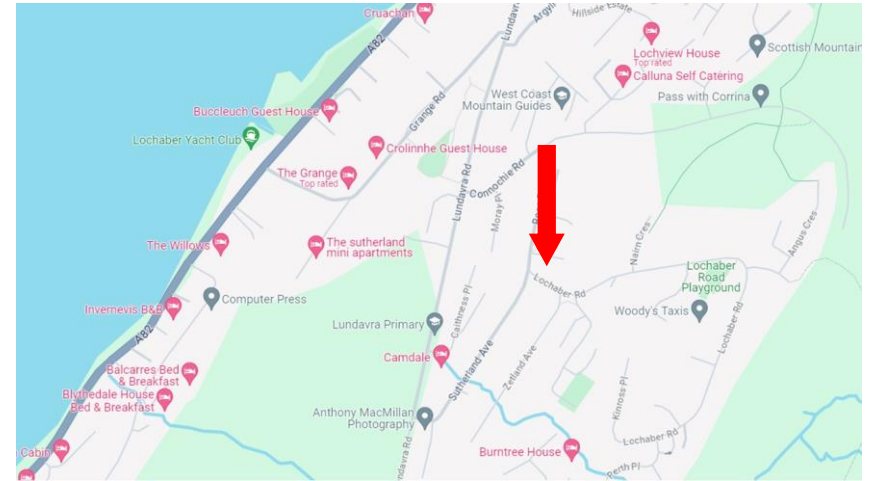
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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