



57 Kennedy Road

Fort William, PH33 6HP

Guide Price £140,000

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PROPERTY

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57 Kennedy Road is a well-presented, bright & spacious 3 Bedroom semi-detached House with views towards Loch Linnhe and the Conaglen Hills beyond. With enclosed garden, and within walking distance of the town centre, it would make an ideal purchase for first time buyers, wonderful family home or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom semi-detached House
- Views towards Loch Linnhe & Conaglen Hills
- Convenient town centre location
- Hallway, Lounge, Kitchen, Dining Room
- 3 Bedrooms, and family Bathroom
- Double glazed windows
- Electric heating
- Private enclosed garden
- Free on street parking
- Ideal purchase for first-time buyers/investor
- Wonderful family home
- Vacant possession
- No onward chain



57 Kennedy Road is a well-presented, bright & spacious 3 Bedroom semi-detached House with views towards Loch Linnhe and the Conaglen Hills beyond. With enclosed garden, and within walking distance of the town centre, it would make an ideal purchase for first time buyers or buy-to-let investment.

The accommodation comprises of a split level Hallway with stairs leading up to the Lounge, open plan Kitchen/Dining Room, and stairs leading down to the Bedrooms and family Bathroom.

In addition to its convenient location, this bright and spacious semi-detached House is fully double glazed with electric heating.

Kennedy Road is very central, within walking distance from the town centre of Fort William.

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

APPROACH

With on-street parking on Kennedy Road and access to the property at the back via the enclosed gated block paved courtyard.

ENTRANCE HALLWAY

With external door to the side elevation, window to the side, split level Hallway with carpeted stairs rising to the Upper Landing, and carpeted stairs leading down to the Lower Landing.

UPPER LANDING

With large storage cupboard, doors leading to the Lounge & Kitchen, and laminate flooring.

LOUNGE 5.6m x 3.1m

With large picture window to the front elevation taking advantage of the loch & mountain views, further window to the rear elevation, storage heater with cover, laminate flooring, and door leading to the Dining Room.

OPEN PLAN KITCHEN/DINER 5.6m x 3m (max)

Fitted with a range of base and wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric cooker, tiled splash backs, breakfast bar & space for stools, washing machine, space for tumble dryer, ample space for dining furniture, large storage cupboard, storage heater, dual aspect windows to the front & rear elevations, and laminate flooring.

LOWER LANDING

With cupboard housing the hot water tank, storage heater, doors leading to the all 3 Bedrooms & family the Bathroom, and laminate flooring.

BEDROOM ONE 3.6m x 3.1m (max)

With window to the front elevation, electric panel heater, and fitted carpet.



BEDROOM TWO 3.6m x 3m (max)

With window to the front elevation, storage heater, and fitted carpet.

BEDROOM 3/OFFICE 2.4m x 1.9m

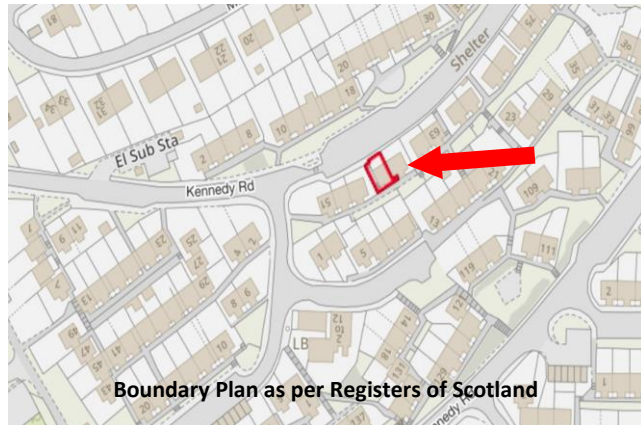
With window to the rear elevation, and laminate flooring.

BATHROOM 2m x 1.8m

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

GARDEN

57 Kennedy Road benefits from a private garden to the front, side and rear. The garden is enclosed with a mixture of timber and metal fencing. The garden is laid partly with grass and partly with paving slabs and offers space to build a timber shed. The Courtyard area is laid with block paving slabs and is enclosed by a timber fence. Free on-street parking is available to the front of the property.



57 Kennedy Road, 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:** F32

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 High Street turn onto Fassifern Road continue up the hill, turn right onto Kennedy Road. Number 57 is on the right-hand side and can be identified by the For Sale sign. Entry to the house is located at the back and can also 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.

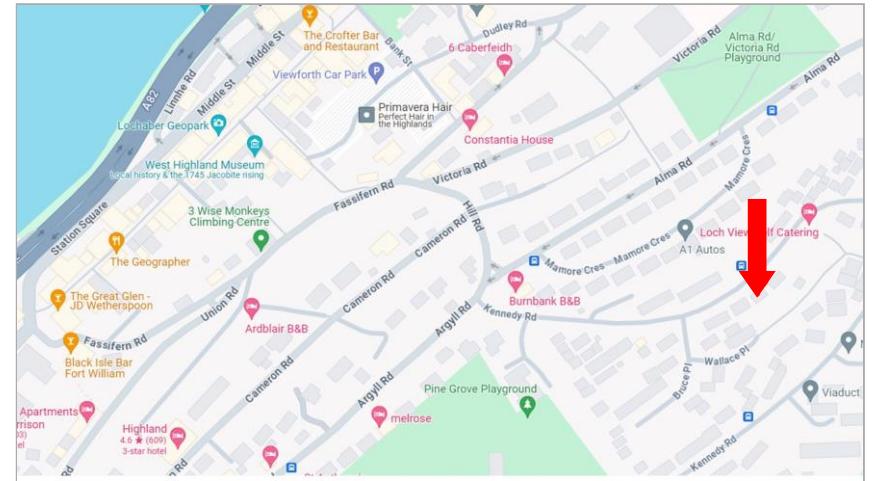
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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