



Tanglewood, 1 Lothian Place

Fort William, PH33 6UA

Offers Over £235,000

Fiuran
PROPERTY

Tanglewood, 1 Lothian Place

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Tanglewood is a very appealing 2 Bedroom semi-detached Bungalow, located in the popular Loch View Estate area of Fort William and with mountain views. Offering spacious accommodation in a traditional layout, with private garden, integrated Garage, and within walking distance of the town centre, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom semi-detached Bungalow
- Quite cul-de-sac location with mountain views
- Hallway, Lounge, open-plan Kitchen/Diner
- 2 double Bedrooms and family Shower Room
- Loft may offer development potential
- Excellent storage throughout
- Double glazed windows
- Oil fired central heating
- Well-maintained private garden
- Garage with power & lighting
- Driveway and ample parking
- Wonderful family home
- Perfect first time buyers property
- Ideal buy to let investment
- Within walking distance of local amenities



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The accommodation comprises spacious "L" shaped Hallway, Lounge, open plan Kitchen/Diner, family Shower Room, and 2 double Bedrooms. There is also a large floored Loft with retractable ladder, power & lighting (which may offer development potential (subject to relevant planning consents)).

In addition to its peaceful location, Tanglewood benefits from oil fired heating and is fully double glazed. It is located within a quiet cul-de-sac corner plot and has a well-maintained private garden and driveway offering ample off-street parking.

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

APPROACH

Via the driveway and entrance into the Hallway at the side of the property.

HALLWAY 4.4m x 3.1m (max)

L-shaped, external door to the side elevation, 2 large storage cupboards radiator, laminate flooring, and doors leading to the Lounge, Kitchen/Diner, Shower Room and both double Bedrooms.

LOUNGE 5.3m x 3.5m

Bright family room with large windows to the front elevation, radiator and fitted carpet.

KITCHEN / DINER 4.8m x 4.4m (max)

Fitted with a range of base & wall mounted units, complementary worksurfaces over, ceramic sink & drainer, electric double oven, gas hob with extractor hood over, centre island with breakfast bar seating, radiator, plumbing for dishwasher, space for free standing fridge/freezer, space for dining furniture, window to the rear elevation, tiled flooring and patio doors leading out to the rear garden onto a paved patio area.

BEDROOM ONE 4.4m x 3.1m

With window to the front elevation, fitted wardrobes, dressing table, radiator and laminate flooring.

BEDROOM TWO 3.4m x 3.1m

With window to the rear elevation, radiator and oak wood flooring.



SHOWER ROOM 2m x 2m

With newly fitted white suite comprising large shower cubicle with rain shower powered by a 2.5 bar pump, wash basin & WC, Respatex style wall panelling, heated towel rail, frosted window to the side elevation and tiled effect vinyl flooring.

GARDEN

With garden surrounding the property. The front garden is bounded with a timber fence and is laid mainly with grass offset with plant boards. The side garden is bounded by a mature hedge and is laid with grass. The low maintenance rear garden is on 2 levels, the lower level is laid with gravel & paving slabs which is ideal for garden furniture and for dining alfresco, and with access to a side door to the garage. The upper level is bounded by hedging plants and is gravelled with a drying area. The driveway is tarred and leads to the Garage and provides off street parking.

GARAGE 6.2m x 4m

With up & over metal door to the front elevation, further single doors to front & side elevation, window to the side elevation, water, power, lighting and painted concrete flooring.



Tanglewood, 1 Lothian 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 and drainage.
Oil tank.

Council Tax: Band D **EPC Rating:** E45

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 the west end roundabout, proceed up Lundavra Road. Turn left into Loch View Estate. Follow the road up the hill, Lothian Road is the 4th road on the left. Turn into Lothian Road. Number 1 is the first property on the left, and can be identified by the For Sale sign

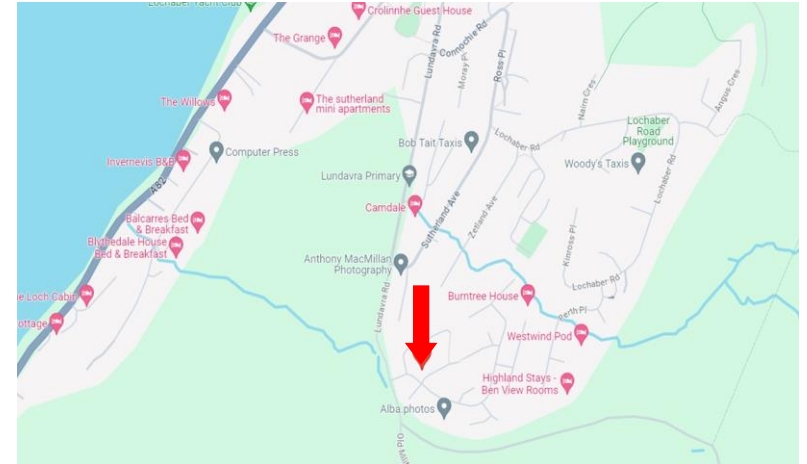
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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