



11 Inverlochy Court

Inverlochy, Fort William, PH33 6XE

Overs Over £42,500

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PROPERTY

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11 Inverlochy Court

Inverlochy, Fort William, PH33 6XE

11 Inverlochy Court is a lovely 2 Bedroom mid-terraced House with views over the River Lochy to Loch Linnhe, located in the sought-after village of Inverlochy. This property offers a shared ownership opportunity with Link Shared Housing giving any prospective buyer a $\frac{1}{4}$ share ownership of the property. This is a wonderful opportunity to get onto the property market.

Special attention is drawn to the following:-

Key Features

- Lovely 2 Bedroom mid-terraced House
- $\frac{1}{4}$ share ownership scheme
- Open views towards loch & mountain
- Desirable village location close to Fort William
- Within walking distance of local amenities
- Entrance Hall, Lounge/Diner, Kitchen
- Upper Landing, 2 Bedrooms & Bathroom
- Double glazed windows & electric heating
- Garden to the front & rear
- Metal shed in rear garden
- Allocated parking to front
- No onward chain
- Wonderful family home



11 Inverloch Court is a lovely 2 Bedroom mid-terraced House with views over the River Lochy to Loch Linnhe, located in the sought-after village of Inverloch. This property offers a shared ownership opportunity with Link Shared Housing giving any prospective buyer a ¼ share ownership of the property. This is a wonderful opportunity to get onto the property market.

The Ground Floor accommodation comprises entrance Hall, bright Lounge/Diner and spacious fitted Kitchen.

The First Floor accommodation offers the Upper Landing with storage cupboard, 2 Bedrooms (both with built-in wardrobes) and Bathroom. There is also a Loft space which is accessed via a hatch in the Upper Landing.

The low maintenance garden is to the front and rear of the property. A metal shed with power & lighting is housed in the rear garden.

SHARED OWNERSHIP SCHEME

This is a shared ownership opportunity scheme with Link Shared Housing. The prospective buyer would own a 1/4 share of the property, plus pay a monthly rent to Link Housing (currently £312.88 per month). There are certain criteria you need to meet to qualify for this scheme, click on the link below and complete the application form to see you qualify.

https://linkhousing.cloud.jadu.net/forms/form/238/en/shared_ownership_application_form

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

APPROACH

Via the front of the property and entry into Entrance Hall, or via a shared path at the rear and entry into the Kitchen.

ENTRANCE HALL

With carpeted stairs rising to the first floor, fitted carpet and door leading to the Lounge.

LOUNGE 4.4m x 3.2m

With picture window to the front elevation with loch & mountain views, space for dining furniture, storage heater, fitted carpet and door leading to the Kitchen.

KITCHEN 4.2m x 2.1m

Fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, plumbing for dishwasher, space for freestanding fridge/freezer, plumbing for washing machine, large understairs storage cupboard, cushioned flooring, window to the rear elevation and external door leading to the rear garden.

UPPER LANDING 1.9m x 1.7m (max)

With built-in cupboard housing the hot water tank, storage heater, fitted carpet, and doors leading to both Bedrooms and Bathroom.



BEDROOM ONE 3.2m x 3.1m

With window to the front elevation with fine open views of the loch and mountains beyond, built-in wardrobe, panel heater and fitted carpet.

BEDROOM TWO 2.9m x 2.2m

With window to the rear elevation with views towards Ben Nevis, built-in wardrobe, panel heater and fitted carpet.

BATHROOM 1.9m x 1.7m

With white suite comprising bath with electric shower over, wash basin & WC, heated towel rail, vinyl flooring and window to the rear elevation.

GARDEN

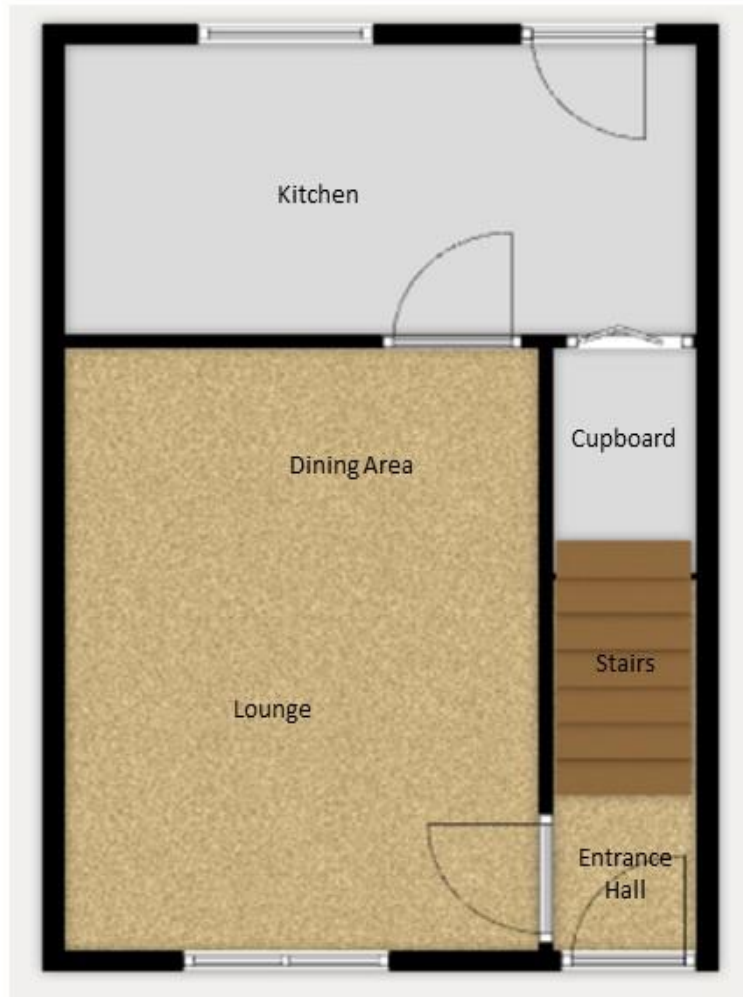
The shared pathway leads to the front door. The front garden is paved and is an ideal place for garden furniture and for sitting and enjoy the views. The low maintenance rear garden is laid with gravel with space for garden furniture, and houses a metal shed. The rear garden can be accessed via shared path to the rear.

INVERLOCHY

Inverlochty is a popular village close to the town of Fort William. It has its own primary school, nursery school, shops and post office. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing and outdoor/adventure pursuits. The nearby town of Fort William offers further services & amenities.



11 Inverlochy Court, Inverlochy



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: D65

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

Follow the A82 from Fort William until you reach Nevis Bridge, then turn left. At the mini-roundabout take a left into Inverlochy. The primary school car park is located on your left. Continue straight ahead until you see the shops, and turn left into Abrach Road. At the end of Abrach Road bear left, and then immediately right on to Inverlochy Court. Number 11 is on the right-hand side and can easily be identified by the For Sale sign.

INVERLOCHY & FORT WILLIAM

Inverlochy is a popular village close to the town of Fort William. It has its own primary school, nursery school, shops and post office. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing and outdoor/adventure pursuits. The nearby town of Fort William offers further services & amenities. 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.

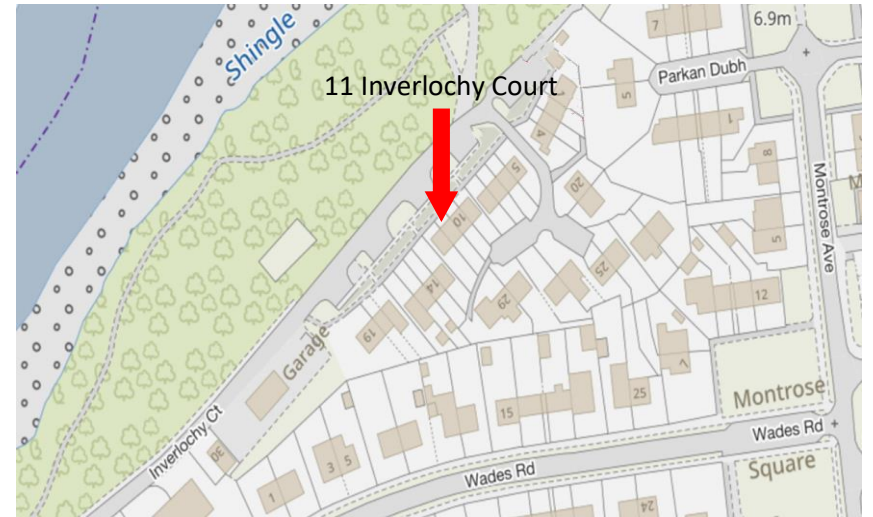
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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