



## 21 Nevis Road

Inverlochy, Fort William, PH33 6LY

Guide Price £ 185,000

**Fiuran**  
PROPERTY

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Inverlochy, Fort William, PH33 6LY

21 Nevis Road is a very desirable 3 Bedroom semi-detached House with mountain views, located in the much sought-after village of Inverlochy on the edge of Fort William. With private garden to the front & rear, it would make a perfect purchase for first time buyers, wonderful family home, or a buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- 3 Bedroom semi-detached House
- Desirable village location
- Wonderful mountain views
- Within walking distance of amenities
- Covered Entrance, Porch, Hallway
- Lounge/Diner, Kitchen, Vestibule
- Upper Landing, 3 Bedrooms
- Box Room, Bathroom and Loft
- Double glazed windows & oil heating
- Garden to the front & rear
- Timber shed in rear garden
- Free off-street parking to front
- No onward chain



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The Ground Floor accommodation comprises covered Entrance & Porch, Hallway with 3 storage cupboards, Lounge/Diner, fitted Kitchen and Vestibule with storage cupboard.

The First Floor accommodation offers 3 Bedrooms, plus a Box Room/Study and family Bathroom. There is also a Loft which is accessed via a hatch in the Upper Landing.

The garden to the front is enclosed by hedging and is laid with gravel offset with a variety of shrubs & bushes. The enclosed rear garden is laid partly with grass, partly with paving slabs and partly with concrete. The rear garden houses a timber shed and oil tank.

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

#### **APPROACH**

Via the front of the property and entrance into the Porch or via the rear garden into the Vestibule.

#### **PORCH** 1.2m x 1m

With full height window to the side elevation, fitted carpet and door leading to the Hallway.

#### **HALLWAY** 3.7m x 1.6m

With carpeted stairs rising to the first floor, window to the front elevation, radiator, fitted carpet and doors leading to the Lounge and 3 storage cupboards.

#### **LOUNGE/DINER** 5.9m x 3.4m (max)

Spacious & bright room with dual aspect windows to the front & rear elevations, traditional fire place, 2 radiators, fitted carpet and door leading to the Kitchen.

#### **KITCHEN** 3.7m x 2.7m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splash-backs, electric oven & hob, extractor hood over, radiator, window to the rear elevation, vinyl flooring and door leading to the Vestibule.

#### **VESTIBULE** 1.8m x 0.9m

With large storage cupboard, vinyl flooring and external door leading to the rear garden.

#### **UPPER LANDING** 3.7m x 0.9m

With fitted carpet, access hatch to the Loft and doors leading to all Bedrooms, Box Room and Bathroom.



**BEDROOM ONE** 3.1m x 2.8m (max)

L-shaped with window to the front elevation, storage cupboard, radiator and fitted carpet.

**BEDROOM TWO** 4.4m x 2.9m

With window to the front elevation, radiator and fitted carpet

**BEDROOM THREE** 3.7m x 3.2m

With window to the rear elevation, fitted wardrobes, radiator and fitted carpet.

**BOX ROOM/STUDY** 1.5m x 1.5m

With window to the rear elevation and fitted carpet.

**BATHROOM** 2.2m x 1.7m

Fitted with a suite comprising bath with shower over, wash basin set in a vanity unit, WC, radiator, partially tiled walls, laminate flooring and frosted window to the rear elevation.



# 21 Nevis Road, 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:** F37

**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 roundabout take the first exit into Inverlochy. The primary school car park is located on the left. Continue straight past the school and take the 2nd turning on the right into Nevis Road. Follow the road (bearing left), Number 21 is on the left 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.

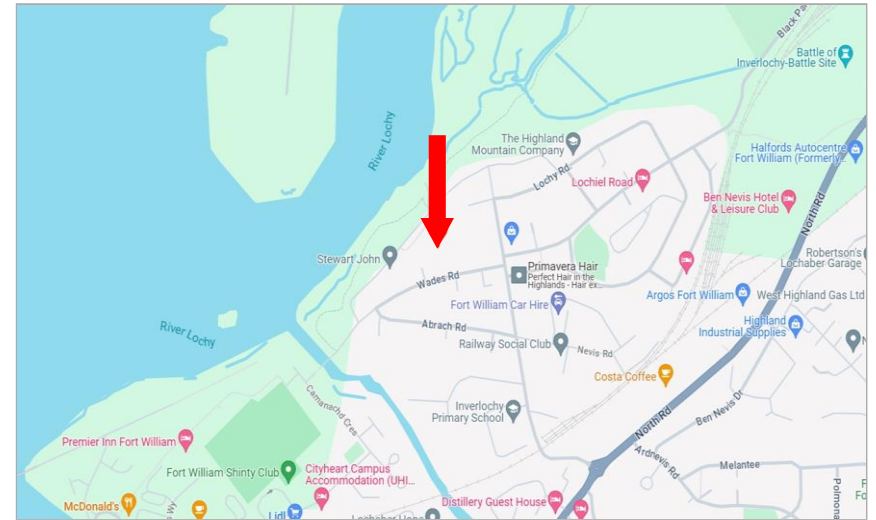
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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