



## 57 Riverside Park

Lochside, Fort William, Inverness-shire, PH33 7RB

Guide Price £285,000

**Fiuran**  
PROPERTY



# 57 Riverside Park

Lochyside, Fort William, Inverness-shire, PH33 7RB

57 Riverside Park is a well presented & spacious 3 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and located in a quiet cul-de-sac in the popular village of Lochyside, it will make a perfect family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Lovely 3 Bedroom detached Bungalow
- Wonderful views of Ben Nevis
- L-shaped Hallway, Lounge, Dining Room
- Kitchen, Utility Room, Shower Room
- 3 double Bedrooms with built-in wardrobes
- Excellent storage throughout
- Newly fitted windows & external doors
- Enclosed garden to front, side & rear
- Detached Garage with power & lighting
- Private gravelled driveway
- Convenient village location
- Wonderful family home
- Perfect buy-to-let investment



57 Riverside Park is a well presented & spacious 3 Bedroom detached Bungalow with wonderful views of Ben Nevis, Aonach Mor and surrounding countryside. With detached garage, private driveway and located in a quiet cul-de-sac in the popular village of Lochyside, it will make a perfect family home or an ideal buy-to-let investment.

The accommodation comprises spacious L-shaped Hallway, Lounge, Dining Room, fitted Kitchen, Utility Room, Shower Room and 3 double Bedrooms all with built-in wardrobes. There is also a large partially floored Loft space with lighting which is accessed via a hatch in the Hallway and a detached garage with power & lighting.

In addition to its convenient location, this lovely Bungalow is double glazed with new windows and benefits from electric heating. The property is surrounded by a well-maintained garden with a private gravelled driveway.

Lochyside is approximately 3 miles from Fort William Town Centre. Caol offers a supermarket, chemist, fish & chip shop, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William. There is also a train station in Fort William with daily links to Glasgow. The station is also the starting point for The Jacobite, the only steam-powered train still running on the mainline in Great Britain.

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

#### **APPROACH**

Via the gravelled driveway at the front, and entrance into Hallway.

#### **HALLWAY** 5.3m x 3.5m (max)

With, radiator, fitted carpet, hatch to Loft and doors leading to the Lounge, all 3 double Bedrooms and the Shower Room.

#### **LOUNGE** 4.4m x 4.1m

With window to the front elevation taking full advantage of the views towards Ben Nevis, electric fire with wooden surround, storage heater, fitted carpet and open-plan to the Dining Room.

#### **DINING ROOM** 3.9m x 2.3m

With patio doors to the side elevation, space for dining furniture, storage heater, fitted carpet and door leading to the Kitchen.

#### **KITCHEN** 3.7m x 3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven, electric hob with stainless steel extractor hood over, under counter lighting, dishwasher, fridge/freezer, storage heater, window to the rear elevation looking over the rear garden, tiled flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 2.8m x 1.8m

With base units, complementary work surfaces over, plumbing for washing machine, space for tumble dryer, storage heater, tiled flooring, door leading to a large storage cupboard (1.8m x 1.1m) and external door leading to the rear garden.





**BEDROOM ONE** 3.3m x 3m

With window to the front elevation, built-in wardrobe, panel heater and fitted carpet.

**BEDROOM TWO** 4.1m x 2.7m

With window to the front elevation, built-in wardrobe with sliding mirrored doors, panel heater and laminate flooring.

**BEDROOM THREE** 3.8m x 3m

With window to the rear elevation, built-in wardrobe with sliding mirrored doors, panel heater and fitted carpet.

**SHOWER ROOM** 3m x 1.8m

Fitted with a white suite comprising shower cubicle, wash basin & WC, heated towel rail, built-in storage cupboard, vinyl flooring and window to the rear elevation.

**LOFT**

Large partially floored Loft with power which is accessed via a hatch in the Hallway.

**DETACHED GARAGE/WORKSHOP** 5.9m x 3.6m

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

**GARDEN**

The well-maintained garden surrounds the property. The front garden is bounded by a new timber fence planted with hedging plants and is laid with grass. The side & and rear gardens are laid with gravel. The rear garden has ramp access into the Utility Room. There is private parking to the front of the property, together with parking for one car in the garage.



## 57 Riverside Park, Lochyside



*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.

**Council Tax:** Band E     **EPC Rating:** D62

**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 Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Follow the road around taking the second right into Riverside Park. Continue ahead following the road to the left, take the next right, No 57 is on the right-hand side, and can be identified by the for sale sign.

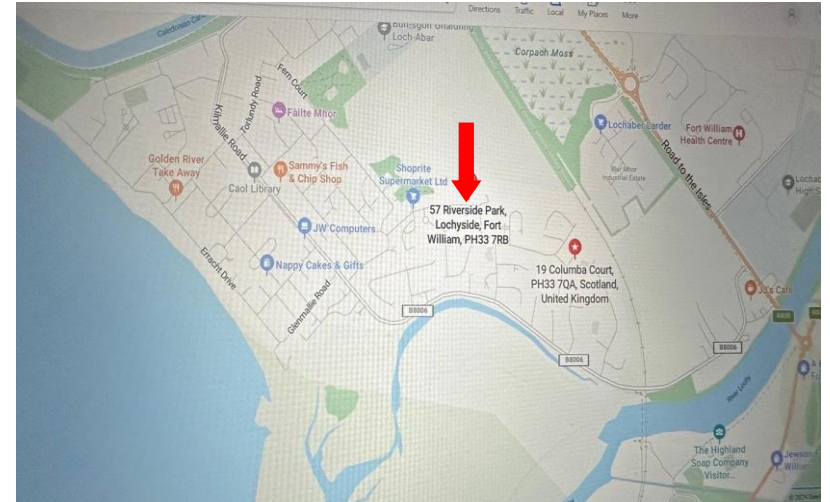
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

## PROPERTY

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