



5 Grant Place

Claggan, Fort William, PH33 6QE

Guide Price £150,000

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PROPERTY

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Claggan, Fort William, PH33 6QE

5 Grant Place is a lovely semi-detached house with 2 Bedrooms and Box Room. Located in the very popular village of Claggan with unrestricted views towards Ben Nevis. With private garden and driveway, it would make a wonderful family home, purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom semi-detached House
- Convenient location near to Fort William town
- Hallway, Lounge/Diner, Kitchen
- 2 Bedrooms, Box Room and Bathroom
- Excellent storage throughout
- Double glazed windows & electric heating
- Solar panels to rear elevation
- Private enclosed garden with driveway
- Attractive raised decking area
- Timber shed housed in rear garden
- Ideal purchase for first-time buyers
- Wonderful family home
- Perfect buy to let investment



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The Ground Floor accommodation comprises entrance Hallway, Lounge/Diner and Kitchen.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms, Box Room and the family Bathroom.

There is also a Loft with power & lighting and which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, this 5 Grant Place benefits from double glazed windows & doors with electric heating & solar panels supplementing the hot water.

Grant Place is very central and within walking distance from the town centre of Fort William.

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

APPROACH

Via the enclosed front garden and entrance into the Hallway.

HALLWAY 2.5m x 2.5m (max)

With external door to the front elevation, carpeted stairs rising to the first floor, large under stairs storage cupboard, window to the side elevation, radiator, laminate flooring and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 5.6m x 3.4m

With window to the front elevation, radiator, laminate flooring and patio doors leading out onto a raised decking seating area in the rear garden.

KITCHEN 3.1m x 3m

With window to the rear elevation, range of base and wall mounted units, complementary work surfaces over, sink & drainer, extractor hood, plumbing for washing machine, vinyl flooring and external door leading to the rear garden.

UPPER LANDING 2.1m x 1.8m (max)

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

BEDROOM ONE 4.1m x 2.8m

With window to the front elevation with stunning views towards Ben Nevis, built-in wardrobe with sliding doors, radiator and fitted carpet.



BEDROOM TWO 4.1m x 2.8m

With window to the rear elevation, built-in cupboard (housing the hot water tank), radiator and fitted carpet.

BOX ROOM 1.9m x 1.7m

With window to the side elevation and fitted carpet.

BATHROOM 1.9m x 1.7m

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

GARDEN

With private enclosed garden to the front, side and rear. The front garden is laid partly with grass and partly with tarmac with paving slabs leading to the front door. The rear garden is laid partly with gravel and partly with grass and offers an attractive raised decking seating area, which offers a lovely place to sit and dine alfresco. There is also timber shed in the rear garden. The tarmac driveway to the side of the property provides off street parking.

CLAGGAN

Claggan is situated just 1 mile away from the centre of Fort William and benefits from a local supermarket. It is close to both Glen Nevis and Ben Nevis.



5 Grant Place, Claggan



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:** E41

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 Fort William travelling north on the A82, take the first right turning into Claggan onto Claggan Road. Continue straight ahead. Immediately after the Spa Shop turn right onto Carn Dearg Road. Continue along Carn Dearg Road. Number 70 is in the second block along on the left-hand side opposite the garages and can be identified by the For Sale sign.

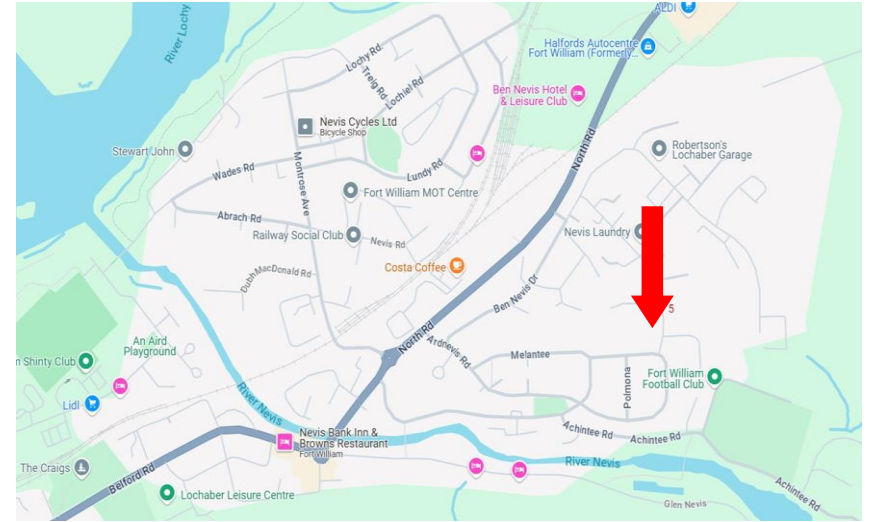
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



