



30 Lochiel Road

Inverlochy, Fort William, PH33 6NT

Guide Price £275,000

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PROPERTY

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Inverlochy, Fort William, PH33 6NT

30 Lochiel Road is a beautifully presented & spacious 4 Bedroom semi-detached House, located in the much sought-after village of Inverlochy. With well-maintained garden and driveway, it would make a wonderful family home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 4 Bedroom semi-detached House
- Views of Ben Nevis & surrounding mountains
- Recently renovated to a high standard
- Well-presented and in walk-in condition
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Hallway, open-plan Lounge/Kitchen/Diner
- Bathroom, Upper Landing, 3 double Bedrooms
- Inner Hall with stairs to 2nd floor
- Master Bedroom with En Suite Shower Room
- Some contents available under negotiation
- Double glazed windows
- Biomass Wood Pellet central heating
- Private garden with 2 timber sheds
- Driveway with parking for several vehicles
- Wonderful family home



30 Lochiel Road is a beautifully presented & spacious 4 Bedroom semi-detached House, located in the much sought-after village of Inverlochty. With well-maintained garden and driveway, it would make a wonderful family home, or an ideal buy-to-let investment.

The Ground Floor accommodation comprises entrance Hallway with stairs rising to the first floor, bright open-plan Lounge, Kitchen, Diner and family Bathroom.

The First Floor accommodation offers the Upper Landing, 3 double Bedrooms and Hall with carpeted stairs leading to the second floor.

The Second Floor accommodation offers the Master Bedroom with modern En Suite Shower Room.

In addition to its peaceful location, this lovely property benefits from double glazed windows and Biomass central heating. 30 Lochiel Road has lovingly been upgraded to a high standard and is set within well-maintained garden grounds with mountain views. The private driveway provides ample off street parking.

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

APPROACH

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

HALLWAY 4.2 x 1.2m (max)

With carpeted stairs rising to the first floor, 2 understairs storage cupboards, radiator, wooden flooring and doors leading to the Lounge and the family Bathroom.

LOUNGE 7.2m x 4.1m (max) (inc. Kitchen/Diner) Open-plan to the Kitchen/Diner, with windows to the front elevation, attractive stove, radiator and wooden flooring.

KITCHEN/DINER

Open-plan to the Lounge, fitted with a range of modern white gloss base & wall mounted units, complementary solid wood work surfaces over, stainless steel sink & drainer, double electric oven & hob, dishwasher, center island with breakfast bar seating, space for free-standing fridge/freezer, window to the rear elevation, wooden flooring and external door leading to the rear garden.

BATHROOM 2.7m x 2m

With modern white suite comprising bath with shower over, wash basin set in a vanity unit, WC, frosted window to the rear elevation, radiator, partly tiled walls and slate tiled flooring.



UPPER LANDING 3.1m x 3m (max)

With window to the side elevation, fitted carpet and doors leading to Bedrooms 1, 2 & 3 and the Hall to the second floor.

BEDROOM ONE 3.4m x 3.1m (max)

With windows to the front elevation, radiator and fitted carpet.

BEDROOM TWO 3.9m x 3m (max)

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

BEDROOM THREE 3.4m x 2.6m

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

HALL TO SECOND FLOOR

With carpeted stairs leading up to the Master Bedroom, radiator and fitted carpet.

MASTER BEDROOM 4.5m x 3.4m

With dual aspect windows to the side & rear elevations, built-in cupboard, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.5m x 1.4m (max)

With white suite comprising large walk-in shower cubicle, WC & wash basin, Velux window to the rear elevation, heated towel rail and tiled flooring.

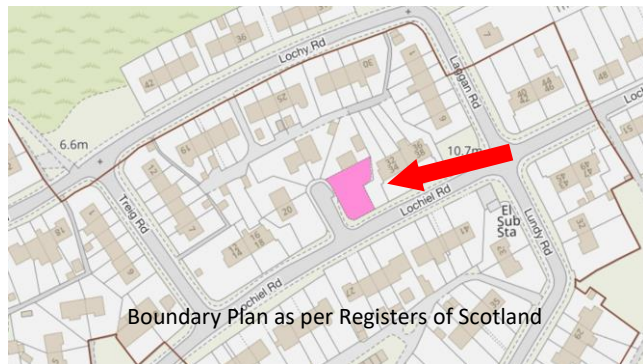


GARDEN

The well-maintained garden is bounded with a mixture of hedging plants & timber fencing. The front garden is laid mainly with grass off set with a paving slab path leading to the front door. The private rear garden is laid with gravel and offers ample space for garden furniture, the side driveway is laid with gravel and provides off street parking for multiple vehicles, there is further parking on-street nearby if necessary. There are also 2 timber sheds in the garden. The side garden may offer further development potential to extend the property if required (subject to the relevant planning consents).

INVERLOCHY

Inverlochy is a very popular village north of the town of Fort William. It has its own primary school and nursery school. 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 and is only a 3 minute away by car.



Boundary Plan as per Registers of Scotland



30 Lochiel 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: E52

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 North from Fort William until you reach Nevis Bridge. At the roundabout take the first exit into Inverlochy. Continue down the hill past the school, continue ahead on Montrose Avenue, continue past the shops turn right after the carpark onto Lochiel Road. Continue ahead, Number 30 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.

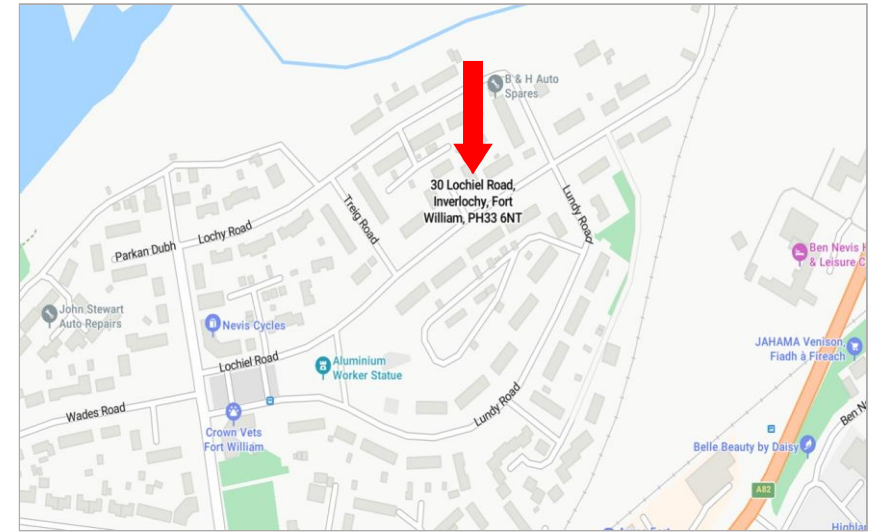
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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