



## 40 Lochy Road

Inverlochy, Fort William, PH33 6NW

Guide Price £200,000

**Fiuran**  
PROPERTY

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## 40 Lochy Road

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40 Lochy Road is very desirable & spacious 3 Bedroom mid-terraced House, located in the much sought-after village of Inverlochy. With views towards Ben Nevis and the surrounding countryside and with garden to the front & rear, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Lovely 3 Bedroom mid-terraced House
- Views of Ben Nevis & surrounding mountains
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Porch, Hallway, Lounge/Diner, Kitchen
- Vestibule, rear Porch, Upper Landing
- 3 Bedrooms and family Bathroom
- Large Loft, excellent for storage
- Double glazed windows & oil central heating
- Garden to front & rear with timber shed
- Free on-street parking to the front
- Ideal first time buyers property
- Wonderful family home
- Ideal buy-to-let investment



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The Ground Floor accommodation comprises entrance Porch, spacious Hallway with stairs rising to the first floor, bright Lounge/Diner with log burner stove, modern fitted Kitchen, Vestibule and rear Porch.

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

In addition to its convenient location, this well presented property benefits from double glazed windows & doors and oil fired central heating.

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

#### **APPROACH**

Via the front garden and entrance into Porch.

#### **ENTRANCE PORCH** 1.4m x 1.2m

With external door to the front elevation, laminate flooring and door leading to the Hallway.

#### **HALLWAY** 2.7m x 2.4m (max)

With carpeted stairs rising to the first floor, window to the front elevation, radiator, laminate flooring and doors leading to the Lounge and the Kitchen.

#### **LOUNGE/DINER** 6.4m x 4.2m (max)

L-shaped with dual aspect windows to the front & rear elevations, attractive log burner, space for dining furniture, 2 radiators and laminate flooring.

#### **KITCHEN** 3.1m x 2.9m

Fitted with a variety modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood, integrated fridge/freezer, plumbing for slimline dishwasher, plumbing for washing machine, radiator, cushioned flooring and archway leading to the Vestibule.



**VESTIBULE** 1.2m x 1m

With large understairs storage cupboard, laminate flooring and door leading to the rear Porch.

**REAR PORCH** 2.2m x 1m

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

**UPPER LANDING**

With window to the rear elevation, storage cupboard, fitted carpet and doors leading to all 3 Bedrooms and the Bathroom. There is also a hatch to the Loft.

**BEDROOM ONE** 3.5m x 3.1m (max)

With window to the front elevations, built-in wardrobe, radiator and fitted carpet.

**BEDROOM TWO** 3.5m x 3.5m

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

**BEDROOM THREE** 2.7m x 2.4m (max)

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

**BATHROOM** 2.2m x 1.8m (max)

With white suite comprising bath with shower over, WC & wash basin, frosted window to the rear elevation, radiator and tiled flooring.



## GARDEN

With private garden to the front & rear of the property. The front garden is enclosed with a timber fence and is accessed via steps (shared with the neighboring property) laid mainly with grass and offset with a paved path leading to the front door. The rear garden is also laid with grass with paved paths and houses a timber shed. The rear garden offers fine open countryside views. There is free on street parking to the front of the property.

## INVERLOCHY

Inverlochy is a popular village close to 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 is within walking distance and offers further services & a variety of amenities.



# 40 Lochy 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:** D63

**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, bear right at the bottom of the road onto Lochy Road. Number 40 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.

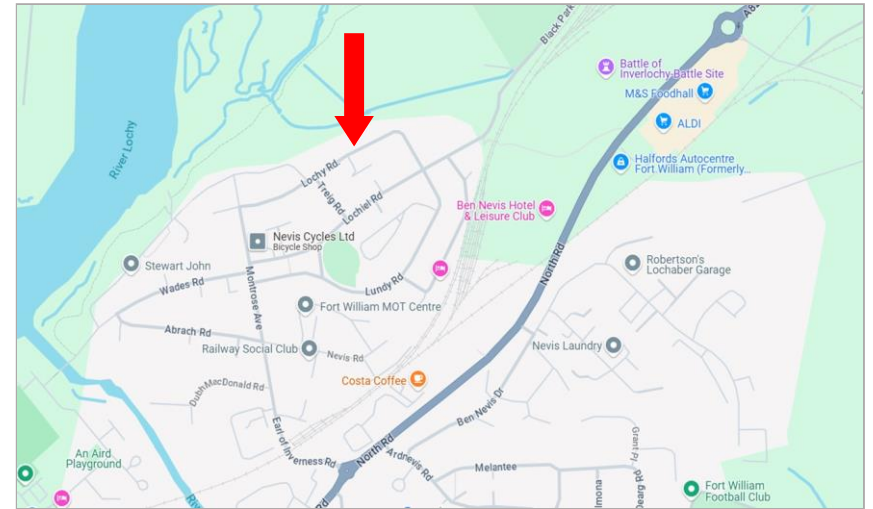
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

PROPERTY

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