



5 Kinross Place

Upper Achintore, Fort William, PH33 6UN

Guide Price £275,000

Fiuran
PROPERTY

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5 Kinross Place is a spacious detached Bungalow with 4 Bedrooms, located in quiet cul-de-sac and in an elevated position with lovely views over to the Ardgour Hills. With sizeable garden & private driveway, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Very desirable detached Bungalow
- Quite cul-de-sac location
- Views towards Loch Linnhe & beyond
- In very good order throughout
- Hallway, Lounge/Diner, Kitchen
- Shower Room, 4 Bedrooms & Bathroom
- Excellent storage including large Loft
- UPVC double glazed windows & doors
- LPG central heating
- Substantial garden with greenhouse
- Private tarmac driveway
- Wonderful family home
- No onward chain
- Vacant possession



5 Kinross Place is a spacious detached Bungalow with 4 Bedrooms, located in quiet cul-de-sac and in an elevated position with lovely views over to the Ardgour Hills. With sizeable garden & private driveway, it would make a wonderful family home.

The accommodation comprises Hallway, Lounge/Diner, Kitchen, Shower Room 4 double Bedrooms (all with built-in wardrobes) and Bathroom. There is also a Loft, which is accessed via a hatch in the Hallway.

In addition to its peaceful location, this property is fully double glazed and benefits from LPG central heating and is bought to the market without a chain.

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

APPROACH

Via the rear of the property and entrance into the Kitchen, or at the front into the Hallway.

HALLWAY 8.3m x 7.9m (max)

With 3 storage cupboards, radiator, wooden flooring to the entrance & fitted carpet through the Hallway and doors leading to the Lounge/Diner, Shower Room, all 4 Bedrooms and the Bathroom.

LOUNGE/DINER 6.9m x 5.2m

Bright and spacious room with patio door & 2 glass panels to the front elevation, further patio door & glass panel window to the side elevation, feature frosted glass panels, 2 radiators and door leading to the Kitchen.

KITCHEN 5.2m x 2.9m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & grill, 5 ring LPG hob with extractor hood over, integrated fridge/freezer, dishwasher, window to the rear elevation, ceramic tile flooring and external door leading to the rear garden.

SHOWER ROOM 2m x 1.7m

With white suite comprising shower enclosure, wash basin & WC, heated towel rail, frosted window to the rear elevation and vinyl flooring.

BEDROOM ONE 4m x 3m

With window to the front elevation, built-in wardrobe and radiator.

BEDROOM TWO 4.3m x 3m

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

BEDROOM THREE 3.6m x 3m

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



BATHROOM 3m x 2.4m

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

BEDROOM FOUR 4.2m x 2.7m

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

GARDEN

A generous garden surrounds the property, bounded by a mixture of timber fencing, wire fencing and hedging plants, laid with grass, gravel and paving slabs and planted with a variety of mature shrubs & bushes. The gated tarmac driveway provides off-street parking.

FORT WILLIAM

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.



5 Kinross Place, Fort William



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. LPG tank.

Council Tax: Band F **EPC Rating:** F28

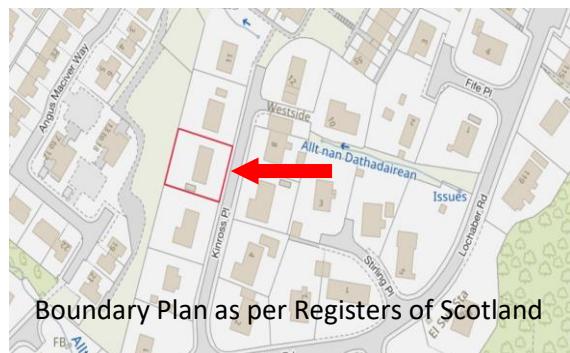
Local Authority: Highland Council

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.

DIRECTIONS

From the A82, at the West End roundabout take the exit on to Lundavra Road. Continue up the hill turn, left into Connochie Road, follow the road round onto Ross Place, continue ahead onto Lochaber Road. Kinross Place is the 3rd turning on the right. Number 5 is the 3rd Bungalow on the left-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.



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