



## 6 Lundy Road

Inverlochy, Fort William, PH33 6NX

Guide Price £215,000

**Fiuran**  
PROPERTY

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## 6 Lundy Road

Inverlochy, Fort William, PH33 6NX

6 Lundy Road is desirable & spacious 3 Bedroom semi-detached House, located in the much sought-after village of Inverlochy, with views of Ben Nevis and the surrounding countryside. Although the property would benefit from upgrading, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- 3 Bedroom semi-detached House
- Views of Ben Nevis & surrounding mountains
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Hallway, Lounge/Diner, Kitchen, Sun Room
- Ground floor Bedroom with En Suite
- Landing, 2 further Bedrooms & Shower Room
- Large Loft, excellent for storage
- Extensive garden to front, side & rear
- 2 timber sheds and detached garage
- No onward chain
- Vacant possession



6 Lundy Road is a desirable & spacious 3 Bedroom semi-detached House, located in the much sought-after village of Inverloch, with views of Ben Nevis and the surrounding countryside. Although the property would benefit from upgrading, 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 Lounge/Diner with traditional fire place, Kitchen, Sun Room and double Bedroom with En Suite Shower Room.

The First Floor accommodation offers the Upper Landing, 2 further double Bedrooms and the family Shower Room. There is also a Loft which is accessed via a hatch in the Upper Landing.

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

#### **APPROACH**

Via the front garden and entrance into Hallway or at the side via the covered Porch and into the Sun room.

#### **HALLWAY** 2.2m x 1.1m

With external door to the side elevation, carpeted stairs rising to the first floor, radiator, fitted carpet and doors leading to the Lounge and Bedroom One.

#### **LOUNGE/DINER** 5m x 3.5m

With dual aspect windows to the front & rear elevations, traditional coal fireplace, 2 storage units, radiator, fitted carpet and door leading into the Kitchen.

#### **KITCHEN** 4.1m x 2.7m

Fitted with a variety of base & wall mounted units, work surfaces over, stainless steel sink & drainer, understairs storage cupboard, ceiling pulley maid, radiator, 2 windows to the rear elevation, fitted carpet and door leading to the Sun Room.

#### **BEDROOM ONE** 4.1m x 2.9m

With window to the front elevation, built-in cupboard, storage heater, fitted carpet and door leading to the En Suite Shower Room.

#### **EN SUITE SHOWER ROOM** 2.5m x 2.1m

Walk-in shower with electric shower, WC & wash basin, frosted window to the side elevation, heated towel rail and fitted carpet.





**UPPER LANDING** 2.7m x 1.9m

With window to the rear elevation, storage cupboard (housing the hot water tank), storage heater, fitted carpet and doors leading to both upper level Bedrooms and the family Shower Room. There is also a hatch to the Loft.

**BEDROOM TWO** 5.2m x 3m

With 2 windows to the side elevation and further window to the rear, large walk-in wardrobe, storage heater and fitted carpet.

**BEDROOM THREE** 23.3m x 3m

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

**SHOWER ROOM** 1.9m x 1.8m

With walk-in shower cubicle with electric shower, V  
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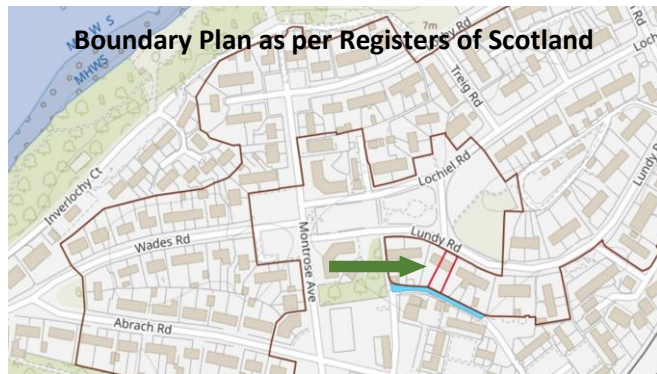


## GARDEN

With extensive garden to the front, side & rear of the property. The front garden benefits from fine open views and is laid partly with grass and partly with paving slabs. The side garden is laid with paving slabs and leads to the rear garden. The sizable rear garden is again laid partly with grass and partly with paving slabs and houses 2 timber sheds. There is also a detached garage to the rear. Further parking is located on street 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.



## 6 Lundy 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:** E46

**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, turn right at the shops before the car park. Continue ahead on Lundy Road. Number 6 is on the left-hand side and can easily 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.

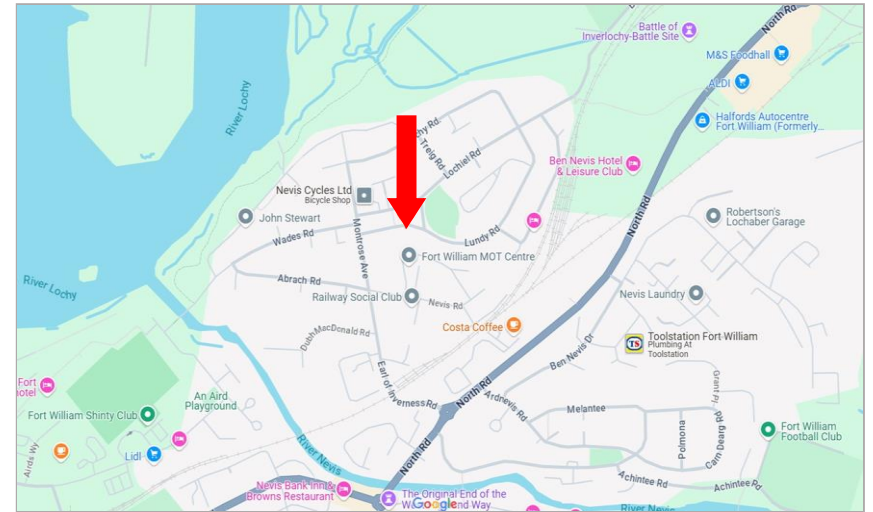
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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